

90299

K-33751
WARRANTY DEED

Vol. 78 Page 18-197

1 KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER, hereinafter
2 called "grantor", for the consideration hereinafter stated, to grantor
3 paid by Rayson C. Tupper & Cheryl A. Tupper, husband & wife, hereinafter
4 called "grantee", does hereby grant, bargain, sell and convey unto said
5 grantee and grantee's heirs, successors and assigns that certain real
6 property, with tenements, hereditaments and appurtenances thereunto
7 belonging or appertaining, situated in the County of Klamath, State of
8 Oregon, described as follows, to-wit:

9 An undivided 4% interest as tenant in common in and to
10 a parcel of property located in portions of vacated Blocks
11 1, 2, 5, 6 and 9, ELDORADO ADDITION to the City of Klamath
12 Falls, Oregon, more particularly described as follows:
13 Beginning at a point being the intersection of the northerly
14 right of way line of Dahlia Street and the northeasterly
15 extension of the southeasterly line of Lot 7, said Block 9;
16 thence N. 51°43'30" W., along the northerly right of way
17 line of Dahlia Street, 211.87 feet; thence along the arc of
18 a 286.5 degree curve to the right 49.56 feet to a point on
19 the southerly right of way line of Eldorado Boulevard; thence
20 S. 89°34'35" E., along said line, 574.23 feet; thence along
21 the arc of a 8°28'30" curve to the right, whose long chord
22 bears S. 76°04'49"E. 315.82 feet, a distance of 318.86 feet;
23 thence S. 38°16'30" W. 668.38 feet; thence N. 51°43'30" W.
24 517.00 feet to the southeasterly corner of Lot 7, said Block 9;
25 thence N. 38°16'30" E., along the southeasterly line of said
26 Lot 7 and the extension thereof, 150.00 feet to the point of
27 beginning.

28 ALSO Lots 1 through 6, said Block 9.
29 SUBJECT TO: Right of way, including the terms and provisions
30 thereof, to California Oregon Power Company recorded July 17,
31 1950, in Deed Volume 240, Page 308, records of Klamath County,
32 Oregon, for electrical transmission lines.

TO HAVE AND TO HOLD THE SAME unto said grantee and grantee's heirs,
successors and assigns forever.

Grantor hereby covenants to and with grantee and grantee's heirs,
successors and assigns, that grantor is lawfully seized in fee simple
of the above-granted premises, free from all encumbrances except as
stated above, and that grantor will warrant and forever defend said
premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the
above-described encumbrance.

The true and actual consideration paid for this transfer, stated
in terms of dollars, is \$100,000.00.

18498

1 In construing this deed and where the context so requires, the
2 singular includes the plural and all grammatical changes shall be
3 implied to make the provisions hereof apply equally to the singular
4 or plural.

5 IN WITNESS WHEREOF, grantor has executed this instrument this 15th
6 day of Sept., 1980

7

8
9 STATE OF OREGON } ss. Sept. 15, 1980
10 County of Klamath }

11 Personally appeared the above-named Harry R. Waggoner
12 _____ and acknowledged the foregoing instrument
13 to be his voluntary act and deed.

14 Before me:

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17

L. Dewar Huston
NOTARY PUBLIC FOR OREGON
My commission expires 8/14/83

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 26th day of September A. D. 19 80 at 11:37 o'clock A. M., on

fully recorded in Vol. M80, of Deeds on Page 13497

Fee a\$7.00

W. D. MILNE, County Clerk
By Bernetha Adetich

23 After recording, return to:

24 H. F. Smith, Attorney
25 540 Main Street
Klamath Falls, Oregon 97601

26 SEND TAX STATEMENTS TO:

27 HARRY R. WAGGONER
28 P. O. Box 664
Klamath Falls, Oregon 97601

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Warranty Deed - 2

Robert
Ketco