

90305

## WARRANTY DEED

Vol. 1780 Page 18506  
K 33751

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 Ruth C. Shuey, 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, 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.

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

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

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

200 SEP 26 AM 11 38

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 15<sup>th</sup>  
 6 day of Sept., 1980

7  
 8 H. R. Wagoner  
 9 STATE OF OREGON ) ss. Sept. 15, 1980  
 County of Klamath )

10 Personally appeared the above-named Harry R. Wagoner  
 11 \_\_\_\_\_ and acknowledged the foregoing instrument  
 12 to be his voluntary act and deed.

13 Before me:

14  
 15 L. J. Leavelle Huston  
 16 NOTARY PUBLIC FOR OREGON  
 My commission expires 8/14/83

17 STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 18 filed for record at request of Klamath County Title Co.  
 19 this 26th day of September A. D. 1980 at 11:38 o'clock A.M., and  
 20 duly recorded in Vol. 1880, of Deeds on Page 18506

21 Wm D. MILNE, County Clerk  
 22 By Bernetha J. Petch

Fee \$7.00

23 After recording, return to:

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

26 SEND TAX STATEMENTS TO:

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

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