

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 Aloma P. Hull, 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.

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.

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 Harry R. Waggoner
 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:

15
 16 L. J. Newell Thuston
 17 NOTARY PUBLIC FOR OREGON
 18 My commission expires 8/14/83

19 STATE OF OREGON; COUNTY OF KLAMATH; ss.
 20 ted for record at request of Klamath County Title Co.
 21 his 26th day of September A. D. 19 80 at 11:38 clock A.M., and
 22 duly recorded in Vol. M20, of Deeds on Page 18509

23 Wm D. MILNE, County Clerk
 24 By Bernetha Schetsch
 25 Fee \$7.00

26 After recording, return to:

27 H. F. Smith, Attorney
 28 540 Main Street
 29 Klamath Falls, Oregon 97601

30 SEND TAX STATEMENTS TO:

31 HARRY R. WAGGONER
 32 P. O. Box 664
 Klamath Falls, Oregon 97601