

9090S

WARRANTY DEED

MTG 9372

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KNOW ALL MEN BY THESE PRESENTS, That ROY G. KARLSTROM and ALICE M. KARLSTROM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VICTOR L. ARDOLINO

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 1, LONE PINE ON THE SPRAGUE, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80th interest in the following:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11 and the NE $\frac{1}{4}$  of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11, said point being North 0° 07' 03" West a distance of 71.79 feet from the South  $\frac{1}{2}$  corner of said Section 11; thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet; thence South (for continuation of this description, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever defend the 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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of SEPTEMBER, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Roy G. Karlstrom  
Roy G. Karlstrom

Alice M. Karlstrom  
Alice M. Karlstrom

STATE OF OREGON, County of Klamath, ss.

STATE OF OREGON, County of Klamath, ss.  
SEPTEMBER 25, 1980

Personally appeared the above named  
Roy G. Karlstrom and  
Alice M. Karlstrom

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

John A. Kalita

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 16, 1984

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Roy G. Karlstrom, et ux  
1331 Avalon Street  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Victor L. Ardolino  
Box 272  
BrynMaur, CA 92318  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Victor L. Ardolino  
Box 272  
Bryn Maur, CA 92318  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Victor L. Ardolino  
Box 272  
Bryn Maur, CA 92318  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the day of 1980 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

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(description continued)

37° 33' 14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet thence South 71° 26' 17" East 279.26 feet; thence South 72° 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 11; thence South 0° 07' 13" East along said West line to the point of beginning.

SUBJECT, however, to the following:

1. Reservations as contained in plat dedication, to wit:  
"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.this 7th day of October A. D. 1980 at 11:59 o'clock A. M., or duly recorded in Vol. M80, of Deeds on Page 19436

Wm D. MILNE, County Cl.

By Berntha H. Hetch

Fee \$7.00