

K. 33698

WARRANTY DEED

PATRICIA I. WARNER, who was formerly Patricia I. Frankenbery, Grantor, conveys and warrants to ELMER BELCASTRO AND JENNIE F. BELCASTRO, LUTHER H. DEARBORN and FRANCES B. DEARBORN, MICHAEL D. RADFORD and DONNA JOY RADFORD, PETE J. BELCASTRO and CHRISTINE A. BELCASTRO, Grantees, the following described real property situate in Klamath County, Oregon, to be held by said Grantees in the proportions and in the manner hereinafter set forth, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: Beginning at a point in the Easterly line of Etna Street which lies N. 0°56' West 514.7 feet from the intersection of the Easterly line of Etna Street and the North line of relocated South Sixth Street; thence continuing North along the Easterly line of Etna Street 142 feet; thence N. 89°32' East 540.8 feet; thence South 0°31' East 215.6 feet to an iron pin; thence South 89°43'30" West along the North-erly line of the Albertson property 137.27 feet; thence N. 00°16'30" West 125 feet; thence S. 89°43'30" West 70 feet; thence South 00°16'30" East 47 feet; thence South 89°06' West 331.6 feet to the point of beginning, in Sec. 2, Twp. 39 S. R. 9 E.W.M.;

Beginning at an iron pin in the Easterly line of Etna Street which lies North 0°56' West 436.7 feet from the intersection of the Easterly line of Etna Street and the North line of relocated South Sixth Street; thence North 89°43'30" East along the North line of Albertson property 401.83 feet; thence North 00°16'30" West 125 feet; thence South 89°43'30" West 70 feet; thence South 00°16'30" East 47 feet; thence West parallel with the first course of this description 331 feet to the Easterly line of Etna Street; thence South along the East line of Etna Street 78 feet to the point of beginning, in Sec. 2, Twp. 39 S.R. 9 E.W.M.

PARCEL 2: The S 1/2 of Lot 1 and the S 1/2 of the Westerly 70 feet of Lot 2 in Block 2 of PLEASANT VIEW TRACTS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

(1) taxes for 1980-81 which are now a lien but are not yet payable; (2) Liens and assessments of Klamath Project and Enterprise Irrigation District and the regulations, contracts, easements, water and irrigation rights in connection therewith; (3) Rules, regulations and assessments of South Suburban Sanitary District; and (4) easements and rights of way of record or apparent on the land.

TO HAVE AND TO HOLD said above-described property unto Grantees in the following proportions and in the following manner:

Unto Elmer Belcastro and Jennie F. Belcastro, 55% thereof, as Tenants in common;

Unto Luther H. Dearborn and Frances B. Dearborn, 15% thereof, as Tenants in common;

Unto Michael D. Radford and Donna Joy Radford, 15% thereof, as Tenants in Common;

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ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

19947

Unto Pete J. Belcastro and Christine A. Belcastro, 15% thereof,
as Tenants in common.

The true and actual consideration for this transfer is One Hundred
Sixty-Six Thoursand Five Hundred and no/100ths (\$166,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

Grantees: 3805 Beverly Dr. K Falls

DATED this 10th day of October, 1980,

Patricia I. Warner

STATE OF OREGON

County of Klamath

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SS October 13, 1980

Personally appeared the above-named PATRICIA I. WARNER, who was
formerly Patricia I. Frankenbery, and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

Seamus J. Warner
Notary Public for Oregon

My Commission expires:

8.5.83

*Return to Seamus
as above*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 13th day of October A. D. 1980 at 8:37 o'clock PM., o.

uly recorded in Vol. M80, of Deeds on Page 19946

By Wm D. MILNE, County Clerk
Bernard J. Hetsch

Fee \$7.00

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