

96088

## WARRANTY DEED

Vol. <sup>m81</sup> Page 2822

\*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS, That GEORGE E. BROSTERHOUS, hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by BROSTERHOUS CONSTRUCTION CO., an Oregon corporation, hereinafter called 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:

A tract of land situated in Lot 3 and Lot 4, Block 38 Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North 50°55' West along the Southwesterly line of said Lot 4 a distance of 81.20 feet to the Northwesterly face of a party wall; thence North 39°12'36" East along the Northwesterly face of said party wall a distance of 90.50 feet; thence North 50°55' West a distance of 39.00 feet to a one-half inch iron pin on the Northwesterly line of said Lot 3; thence North 39°05' East a distance of 39.75 feet to the most Northerly corner of said Lot 3; thence South 50°55' East a distance of 120.00 feet to the most Easterly corner of said Lot 3; thence South 39°05' West a distance of 130.25 feet to point of beginning.

SUBJECT TO: Party Wall Agreements, including the terms and provisions thereof, dated March 21, 1929, recorded June 11, 1931, Vol. 95 of Deeds, page 447, Records of Klamath County, Oregon, and dated Nov. 17, 1967, recorded Nov. 24, 1967 in Microfilm records as Document No. 18510, Vol. M67 page 9056, Records of Klamath County, Oregon; Easement, including the terms and provisions thereof as disclosed by Warranty Deed dated Nov. 17, 1967, recorded Nov. 24, 1967, in Microfilm Records as Document No. 18511 Vol. M67 page 9059, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, executed by Vendors to First Federal Savings & Loan Assn. of Klamath Falls, dated Nov. 24, 1967, recorded Nov. 24, 1967, in Microfilm Records as Document No. 18546 Vol. M67 page 9079, Records of Klamath County, Oregon, which Mortgage Vendees DO NOT assume and Vendors covenant and agree to hold them harmless therefrom;

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

901 FEB 18 PM 4 24

C/L  
7/20

2823

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 hereinabove set forth, and that Grantor will warrant and forever defend the above granted 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 One Hundred, Twelve Thousand, Seven Hundred, Seventy-Four and 03/100ths (\$112,774.03) Dollars. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular, includes the plural.

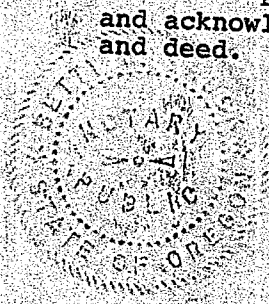
WITNESS Grantor's hand this 1st day of December, 1970.

George E. Brosterhaus

STATE OF OREGON )  
                              : ss.  
County of Klamath )

Personally appeared the above named GEORGE E. BROSTERHOUS and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: James J. Shuck  
Notary Public for Oregon;  
My Commission expires: 5/3/74



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on request of~~  
this 18th day of February A.D. 19 81 at 4:24 o'clock P.. and  
duly recorded in Vol. M81, of Deeds on page 2822

Fee \$7.00

By EV. LYN BIEHN, County Clerk  
James J. Shuck

AFTER RECORDING RETURN TO:  
Brosterhaus Construction  
1541 Elm Street  
Klamath Falls, Oregon 97601 2 -