

1-1-74

4923

WARRANTY DEED

Vol. M-8/ Page 17267

KNOW ALL MEN BY THESE PRESENTS, That WAYNE M. FLAMING and EVELYN M. FLAMING, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD LOUIS HUMMEL and KATHLEEN V. HUMMEL, husband and wife, hereinafter called 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:

PARCEL ONE
A portion of Lots 14, 15 and 16, Block 71, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 16; thence South 28°21½' East along the Easterly line of Lakeview Avenue, 30 feet to a point and the true point of beginning of the tract to be hereinafter described; thence continuing South 28°21½' East along the Easterly line of Lakeview Avenue to the most Southerly corner of said Lot 16; thence Northeasterly along the line between Lots 14, 15, 16 and 17 of said Block and Subdivision to the most Easterly corner of said Lot 14; thence North 41°19' West along the Easterly line of said Lot 14, 71.78 feet to a point; thence Southwesterly to the true point of beginning.

(CONTINUED ON REVERSE)

(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 set forth above and those apparent on the land and that 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 \$ 56,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 13 day of September, 19 81; 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)

Wayne M. Flaming
Wayne M. Flaming

Evelyn M. Flaming
Evelyn M. Flaming

STATE OF OREGON,
County of Clackamas } ss.
September 13, 19 81.

STATE OF OREGON, County of } ss.
19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Wayne M. Flaming and Evelyn M. Flaming

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

Before me:
(OFFICIAL SEAL) Lorraine Hair
Notary Public for Oregon
My commission expires: 10-29-84

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald & Kathleen Hummel
1855 Lakeview
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19 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.

NAME

TITLE

By

Deputy

PARCEL TWO

A strip of land 10 feet in width described in Deed from Thomas Thomson and Eleanor Thomson, husband and wife, to Jack R. Schulze and Barbara L. Schulze, husband and wife, dated April 5, 1972, recorded April 7, 1972 in Volume M72, Page 3666, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Lots 14, 15 and 16 of Block 71, BUENA VISTA ADDITION, described as follows:

Beginning at a point which bears North $41^{\circ}19'$ West, 71.78 feet from the Easterly corner of Lot 14; thence North $41^{\circ}19'$ West, 10.27 feet along the Easterly line of Lot 14 to a point; thence South $61^{\circ}38'30''$ West, 128.41 feet to a point on the Westerly line of Lot 16; thence South $28^{\circ}21'30''$ East 10.00 feet along the Westerly line of Lot 16 to a point; thence North $61^{\circ}38'30''$ East, 130.70 feet to the point of beginning.

SUBJECT TO: 1981-82 taxes, a lien in an amount to be determined, but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 28th day of September A.D. 19 81 at 2:44 o'clock P M., and

duly recorded in Vol. M81, of Deeds on Page 17267

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00