

6632

WARRANTY DEED (INDIVIDUAL)

Vol 181 Page 20143

L. RALPH LONBECK and JOANN F. LONBECK,

hereinafter called grantor, convey(s) to

ROBERT R. ROSS AND COY M. ROSS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

A PARCEL OF LAND SITUATED IN THE EASTERLY PORTION OF LOT 3 AND 4
BLOCK 52 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS
MORE PARTICULARLY DESCRIBED IN LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF SHOWN IN EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
AS SHOWN ON ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 50,000.00

Dated this 13th day of November, 1981

L. Ralph Lonbeck
L. RALPH LONBECK

Joann F. Lonbeck
JOANN F. LONBECK

STATE OF OREGON, County of Benton ss.

NOVEMBER 16, 1981 personally appeared the above named
L. RALPH LONBECK AND JOANN F. LONBECK
instrument to be their voluntary act and deed.

Before me:

Patrice L. Schaefer
Notary Public for Oregon WA.
My commission expires: 12/01/82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

L. RALPH LONBECK AND
JOANN F. LONBECK

TO
ROBERT R. ROSS AND
COY M. ROSS

After Recording Return to:

MR/MRS ROBERT R. ROSS
104 W. Oregon Ave.
Klamath Falls, Ore.,

MAIL TAX STATEMENTS TO SAME AS
ABOVE.

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record
on the day of 19
at o'clock M. and recorded in book
on page Records of Deeds of said County.
Witness my hand and seal of County affixed.

By Deputy

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A parcel of land situated in the Easterly portion of Lot 3 and 4 of Block 52, of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being more particularly described as follows:

BEGINNING at a bolt marking the Northeast corner of said Lot 4; thence South 18°17'10" West along the Easterly line of said Block 52, 98.00 feet to a ½ inch iron pin; thence North 71°42'50" West parallel to but 12.00 feet Northerly of the Southerly line of said Lot 3, 79.73 feet to a ½ inch iron pin; thence North 18°17'10" East, 104.56 feet to a ½ inch iron pin on the Northerly line of said Lot 4; thence South 67°00'30" East along said Northerly line of Lot 4, 80.00 feet to the POINT OF BEGINNING.

SUBJECT TO:

- 1) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 2) Mortgage including terms and provisions thereof with interest thereon and such future advances as may be provided therein in favor of State of Oregon, Department of Veterans Affairs, recorded 11/2/88 in Book M 78 page 25245 Loan No. P 91514 which grantees herein assume and agree to pay.
- 3) 1981-82 property taxes now due and payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ at _____

this 18 day of November A.D. 1981 at 3:30 o'clock P M

duly recorded in Vol. M 81, of Deeds on a 20143

Fee \$8.00

By

EVELYN BIEHN, County Clerk

Joyce McLean