

WARRANTY DEED

13653

Mr. & Mrs. 9688

KNOW ALL MEN BY THESE PRESENTS, That  
HARRY R. WAGGONER  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GERALD C. MUSSELMAN, JR. & MARCIA L. MUSSELMAN, husband & 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
A parcel of land situated in the NW 1/4 Sec. 20, Twp 38 S., R 9 EWM  
as described on the 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

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 \$8,600.00  
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 28 day of June, 1982  
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)

Harry R. Waggoner

STATE OF OREGON,  
County of Klamath } ss.  
July 16, 1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

Personally appeared \_\_\_\_\_

Harry R. Waggoner

\_\_\_\_\_ and  
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 \_\_\_\_\_

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

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 be-  
half 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,  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-5-83

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee at  
1111 Wild Plum Drive  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ of as document/tee/file/  
instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

TITLE

Deputy

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in the NW:SE: of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, and being a portion of Vacated Block 7, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, from a 1 inch iron pipe marking the Southeastly corner of Lot 19, Block 8 of said addition; thence N.49°03'38"E. a distance of 119.99 feet to a point on the Northeastly line of Lot 3 of said Block 7; thence S.32°04'46"E. a distance of 193.24 feet along the mid-block line of said Block 7; thence S.58°02'22"W. a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence N.31°57'38"W. a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet, (a radial bearing from said point being S.57°58'06"W.); thence Northwesterly along arc of said curve 117.58 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

10:42

this 16 day of July A.D. 19 82 at o'clock A.M.

duly recorded in Vol. M82, of Deeds on a 9088

Fee \$8.00

By Joyce M. Duvall  
EV. LYN BIEHN, Cor.