

ELISSA C. NEELY

hereinafter called grantor, convey(s) to
LEWIS HAGELSTEIN AND NONA B. HAGELSTEIN, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

A part of Lot 5, Block 58, NICHOLS ADDITION to the City of Klamath Falls, more particularly described as follows: Beginning at the most Westerly corner of Lot 5, Block 58 NICHOLS ADDITION to the Town of Linkville (now City of Klamath Falls, Oregon); thence Southeasterly along the Easterly line of 11th Street, 45 feet; thence Northeasterly at right angles to 11th Street, 70 feet; thence Northwesterly parallel with 11th Street 45 feet to the Southerly line of Lincoln (formerly Washington Street); thence Southwesterly along the Southerly line of said Lincoln Street 70 feet to the point of Beginning.

Subject to:

1. Taxes for the year 1982-83, a lien in an amount to be determined, but not yet payable
2. Regulations of the City of Klamath Falls
3. Trust Deed recorded May 25, 1977 in Book M-77 at Page 9064, which the Grantees agree to assume and pay
4. Mortgage recorded September 4, 1979 in Book M-79 at page 21082, which the Grantees hereby agree to assume and pay

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 36,355.90 .*

Dated this 22nd day of Sept., 1982.

Elissa C. Neely
 Elissa C. Neely

STATE OF OREGON, County of Klamath) ss.

Sept. 22, 1982 personally appeared the above named
Elissa C. Neely and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

E. Marie Owens
 Notary Public for Oregon
 My commission expires: 2/13/85

- * 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)

TO

After Recording Return to: Tapes:

Mr. & Mrs. Lewis Hagelstein
 Rt. 5, Box 1252
 Klamath Falls, OR 97601

STATE OF OREGON,)
) ss.
 County of Klamath)

I certify that the within instrument was received for record
 on the 23 day of Sept, 1982
 at 3:35 o'clock P.M. and recorded in book M 82
 on page 12691 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Joyce M. Turner

Deputy

Fee \$4.00