

TA 38-17542-7-T

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WARRANTY DEED (INDIVIDUAL)

Vol. ⁷⁹

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M. MAYNARD WOOD and SANDRA M. WOOD, husband and wife

Charles D. Whittemore & Bonnie J. Whittemore, husband and wife & Earl E. Jones and Eva J. Jones, hereinafter called grantor, convey(s) to husband and wife, a partnership of KLAMATH, State of Oregon, described as:

~~PARCEL 1: A portion of Lots 7 and 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the most Northerly corner of Lot 8, Block 56 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, which corner is the intersection of the Southwesterly line of Tenth Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the Southwesterly line of Tenth Street, a distance of 50 feet to the true point of beginning; thence Southwesterly parallel to the Southeasterly line of Lincoln Street, a distance of 90 feet; thence Southeasterly parallel to the Southwesterly line of Tenth Street, a distance of 50 feet; thence Northeasterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along the Southwesterly line of Tenth Street, a distance of 50 feet to the point of beginning. PARCEL 2: Beginning at a point on the Northeasterly line of Lot 8, Block 56 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, which point lies 100 feet Southeasterly from the most Northerly corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 6 inches; thence Southeasterly parallel with Tenth Street, a distance of 9 inches; thence Northeasterly parallel with Lincoln Street, a distance of (cont.)~~

CONTINUED ON THE REVERSE HEREOF

The true and actual consideration for this transfer is \$ 77,950.00 .

Dated this 5th day of February, 1979.

M. MAYNARD WOOD

SANDRA M. WOOD

STATE OF OREGON, County of KLAMATH) ss.

on this date, February 5th, 1979 personally appeared the above named M. Maynard Wood and Sandra M. Wood, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

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)

WOOD

TO

WHITTEMORE & JONES

After Recording Return to: TA JULIE

SEND TAX STATEMENTS TO:

Return for
Same As Now Listed
Charles Whittemore Sr.
3600 So. 6th
K. Falls, OR 97601

Form No. 0-960
(Previous Form No. TA 16)

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 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

continued.....

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~~44 feet and 9 inches, more or less, to the Northeasterly line of Lot 8; thence
Northwesterly along said line of Lot 8 a distance of 9 inches to the point
of beginning. PARCEL 3: Beginning at a point on the line between Lots
7 and 8 of Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the
County of Klamath, State of Oregon, which portion lies 48 feet distant
Southeasterly from the most Northerly corner of said Lot 7, and running
thence Southeasterly parallel with Tenth Street, a distance of 2 feet; thence
Southwesterly parallel with Lincoln Street, a distance of 25 feet; thence
Northwesterly parallel with Tenth Street, a distance of 2 feet; thence
Northeasterly parallel with Lincoln Street, a distance of 25 feet to the
point of beginning.~~

SUBJECT TO: 1. Regulation for the City of Klamath Falls. 2. An easement
recorded November 3, 1939 in book 125 at page 288 in favor of The California
Oregon Power Company. 3. An easement recorded April 23, 1940 in book 220
at page 57 in favor of John E. Merritt and Edna M. Book for use of the
garage wall on said boundary by grantee as a common wall for his garage.
(Affects the Northwesterly boundary of Parcel No. 3). 4. Mortgage recorded
January 23, 1973 in book M-73 at page 852, Mortgagee M. Maynard Wood and
Sandra N. Wood, Mortgagee is First Federal Savings and Loan Association of
Klamath Falls which Buyers herein agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Red for record XXXXXXXXXX

this 6th day of FEBRUARY

A. D. 19 79 at 11:40 clock AM and

fully recorded in Vol. M 79, of DEEDS

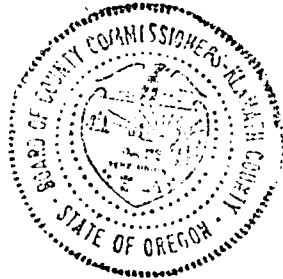
on Page 2908

FEE \$ 6.00

W. D. MILNE, County Clerk

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By *Hazel Drayton*



CORRECT LEGAL DESCRIPTION:

Beginning at the most Northerly corner of Lot 8 in Block 56 of Nichols Addition to the City
of Klamath Falls, Oregon, which corner is the intersection of the Southwesterly line of Tenth
Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the South-
westerly line of Tenth Street a distance of 100 feet; thence Southwesterly parallel to the
Southeasterly line of Lincoln Street a distance of 90 feet; thence Northwesterly and parallel
to the Southwesterly line of Tenth Street a distance of 100 feet to the Southeasterly line of
Lincoln Street; thence Northeasterly along said line of Lincoln Street 90 feet, more or less,
to the point of beginning, being a portion of Lots 7 and 8, Block 56, Nichols Addition, City
of Klamath Falls, Oregon.

Beginning at a point on the Northeasterly line of Lot 8, Block 56 of Nichols Addition to the
City of Klamath Falls, Oregon, which point lies 100 feet Southeasterly from the most Northerly
corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 9
inches; thence Southeasterly parallel with Tenth Street, a distance of 9 inches; thence
Northeasterly parallel with Lincoln Street, a distance of 44 feet and 9 inches, more or less, to
the Northeasterly line of Lot 8; thence Northwesterly along said line of Lot 8 a distance of
9 inches to the point of beginning.

THIS WARRANTY DEED IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION
HEREIN.

Correction approved by:

This 27th day of March, 1983. *M. Maynard Wood*
M. MAYNARD WOOD

Sandra N. Wood
SANDRA N. WOOD

STATE OF OREGON: COUNTY OF KLAMATH :ss
I hereby certify that the within instrument was received and filed for
record on the 31 day of March A.D., 1983 at 2:48 o'clock P M,
and duly recorded in Vol M83, of Deeds on page 4792.

Fee \$ 8.00

EVELYN BIEHN COUNTY CLERK

by *John L. ...* Deputy