

23856

TIA # M-38-26078-5
WARRANTY DEED (INDIVIDUAL) Vol. 183 Page 8105

WILSON FAMILY TRUST

CHARLES F. FREDERICK and DEBBIE J. FREDERICK, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

83 MAY 25 AM 10 51

SEE ATTACHED EXHIBIT "A"

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

SEE 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 \$ 20,000.00 .

Dated this 18th day of May, 19 83.

WILSON FAMILY TRUST

Chester E. Wilson Trustee

Adeline E. Wilson Trustee

STATE OF OREGON, County of Klamath) ss.

On the 18th day of May, 19 83 personally appeared the above named
Chester Wilson & Adeline Wilson and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Harlene P. Addington
Notary Public for Oregon

My commission expires: 3-22-85

- * 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: & Takes:

Mr. & Mrs. Charles F. Frederick
2241 Green Springs Dr.
Space 38
Klamath Falls, OR 97601Form 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.

Title

By

Deputy

EXHIBIT "A"

Lot 4 and the Northerly 25 feet of Lot 5, Block 46, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northwesterly 10 feet of said Lot 4, ALSO EXCEPTING THEREFROM the Southwesterly 20 feet of said Lots 4 and 5 which was conveyed to Klamath County by Deed recorded August 12, 1926, in Book 72 at page 229.

TOGETHER WITH a perpetual non-exclusive easement to the hot water well located on Lot 5, Block 46, HILLSIDE ADDITION TO KLAMATH FALLS, from the Southeast corner of Lot 4, South 21° 11' East 48/47 feet; and South 68° 46' West 2.58 feet, said well being more specifically located on "Map of Survey of portion of Lots 4 and 5, Block 46, Hillside Addition to Klamath Falls, Oregon", surveyed for W. F. Price by Albert Gastaldi, Registered Professional Land Surveyor, and recorded in the Klamath County Surveyors Records, for the purpose of providing hot water for a single family residence on the above-described premises and necessary maintenance of the well.

TOGETHER WITH a non-exclusive, perpetual, appurtenant and transferable easement through the existing culvert on a portion of Lot 5 and 6, Block 46, Hillside Addition to Klamath Falls, more particularly described as follows: Beginning at a 1/2" iron pin on the Westerly line of Hillside Avenue, from which the Northeast corner of said Lot 5 and Block 46, bears North 21° 14' 00" West 30.00 feet; thence from said point of beginning South 21° 14' 00" East along the Westerly line of said Hillside Avenue 22.47 feet to a point; thence leaving said Westerly line of Hillside Avenue South 68° 46' 00" West 6.58 feet; thence North 21° 14' 00" West parallel with said Hillside Avenue 22.47 feet; thence North 68° 46' 00" East 6.58 feet to the point of beginning, for the purpose of conveying hot water from the above-described hot water well to the above-described property conveyed by this deed. This easement is for the purpose of maintaining pipes and transporting hot water through the existing culvert and does not grant any rights to disturb the surface of the ground or any structures or improvements thereon.

SUBJECT TO:

1. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 29, 1932 in Book 83 at page 414, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 25th day of May A. D. 19 83 at 10:58 clock A.M.

duly recorded in Vol. M83, of 2 Deeds on Page 8105

EVELYN BIEHN, County Clerk

By [Signature]
Fee \$8.00