

26549

TIA #M-38-26205-5
WARRANTY DEED (INDIVIDUAL)

Vol. 483 Page 12846

KIRK DRIVER and ALBERT B. SCHWAB

SUSAN K. EBERLEIN

, hereinafter called grantor, convey(s) to

Klamath

, State of Oregon, described as:

all that real property situated in the County

83 AUG 31 AM 10 36

The Easterly 36 feet of Lot 1, Block 17, ORIGINAL TOWN OF LINKVILLE,
NOW CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State
of Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 1, Block 17 in Town of
Linkville (now City of Klamath Falls) Oregon; thence Northwesterly
along the Easterly line of said Lot 1, 112 feet to the alley; thence
Southwesterly along the Southerly line of the alley 36 feet; thence
Southeasterly and parallel to the Easterly line of said Lot 1, 112 feet
to Main Street; thence Northeasterly along the Southerly line of said
Lot 1, 36 feet to the place of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those contained in Exhibit "A" attached hereto

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 \$ 185,000.00 .

Dated this 3 day of August, 19 83

KIRK DRIVER

ALBERT B. SCHWAB

STATE OF OREGON, County of Klamath) ss.

August 3

Kirk Driver and Albert B. Schwab

19 83

personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Darlene J. 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)

Kirk Driver

Albert B. Schwab

TO

Susan K. Eberlein

After Recording Return to: Tapes

Susan K. Eberlein
1345 Eldorado
City, 97601

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

12847

EXHIBIT "A"

Attachement to Warranty Deed:

KIRK DRIVER and ALBERT B. SCHWAB
TO
SUSAN K. EBERLEIN

1. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$80,000.00
 Dated : June 5, 1974 Book: M074 Page: 7716
 Recorded : June 21, 1974
 Mortgagor : O. W. Coakey, Margaret E. Coakey and Kirk Driver
 Mortgagee : Elmer Monroe Harnden and Rhoda Harnden
 which Mortgage the Grantee herein assume and agree to pay according to the terms contained therein.
2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$32,202.00
 Dated : April 1, 1979 Book: M079 Page: 7596
 Recorded : April 6, 1979
 Trustor : Albert B. Schwab
 Trustee : Transamerica Title Insurance Company
 Beneficiary : O.W. Coakey and Margaret E. Coakey, husband and wife
 which Trust Deed the Grantee herein assumes and agrees to pay according to the terms contained therein.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 4th day of AUG A.D. 1983
 at 10:35 o'clock A M. and duly
 recorded in Vol. M83 of DEEDS
 age 12846
EVELYN BIEHN Clerk
 by [Signature] Deputy
8.00