

THIS INDENTURE WITNESSETH, That HARRY R. WAGGONER, herein called "grantor", in consideration of FIFTY-SIX THOUSAND FIVE HUNDRED NINETY-EIGHT AND NO/100 DOLLARS to him paid, has bargained and sold and by these presents does grant, bargain, sell and convey to P. H. LEELING and ETHELDA LEELING, husband and wife, and G. C. MUSSELMAN, JR. and MARCIA M. MUSSELMAN, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 20, Township 38 S., R. 9 E.W.M., being a portion of vacated Blocks 8 and 9, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, more particularly described as follows: Beginning at a $\frac{3}{4}$ inch iron pipe marking the intersection of the easterly line of Daggett Street and the northerly line of Eldorado Boulevard; thence S. $89^{\circ}16'$ E. along the northerly line of Eldorado Boulevard 233.75 feet to a $\frac{3}{4}$ inch iron pipe marking the beginning of a $40^{\circ}41'15''$ curve to the right and having a radius of 756.26 feet; thence along the arc of said curve southeasterly, and along the northerly line of Eldorado Boulevard, 5337.0 feet to an iron pipe marking the most southerly corner of Lot 19, Block 8, Eldorado Heights, now vacated; thence leaving the northerly line of Eldorado Boulevard N. $41^{\circ}26'44''$ E. 110.0 feet to a point on a curve which is parallel to, concentric and 110 feet distant radially from the northerly right of way line of Eldorado Boulevard; thence northwesterly along the last-mentioned curve an arc distance of 451.05 feet, more or less, to an iron pin on the westerly line of said Block 8, now vacated; thence N. $73^{\circ}53'30''$ W. 60.85 feet to an iron pin marking the northeasterly corner of Lot 14, Block 9, now vacated; thence N. $89^{\circ}47'30''$ W. 341.05 feet to an iron pin on the easterly line of Daggett Street; thence S. $0^{\circ}50'15''$ W. along said easterly line 110.0 feet to the point of beginning. EXCEPTING THEREFROM parcel conveyed to the City of Klamath Falls by deed recorded March 27, 1969, in Vol. M-69, Page 2228, records of Klamath County, Oregon.

ALSO EXCEPTING parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 20, Township 38 S., R. 9 E.W.M., and being a portion of vacated Block 8, Eldorado Heights Addition to the City of Klamath Falls, Oregon, and more particularly described as follows: Beginning at a $\frac{3}{4}$ inch iron pipe marking the intersection of the easterly line of Daggett Street and the northerly line of Eldorado Boulevard; thence S. $89^{\circ}16'$ E. along the northerly line of Eldorado Boulevard 233.75 feet to a $\frac{3}{4}$ inch iron pipe marking the beginning of a $19^{\circ}23'05''$ curve to the right and having a radius of 756.26 feet; thence along the arc of said curve 255.84 feet to the southeasterly corner of parcel conveyed to the City of Klamath Falls by deed recorded March 27, 1969, in Volume M-69, Page 2228, and the true point of beginning of this description; thence continuing along the northerly line of Eldorado Boulevard and along the arc of a $10^{\circ}45'30''$ curve to the right having a radius of 756.26 feet, 142.0 feet to a point; thence leaving said northerly line N. $30^{\circ}21'05''$ E. 110.0 feet to a point on a curve which is parallel to, concentric and 110.0 feet distant radially from the northerly right of way line of Eldorado Boulevard; thence northwesterly along the last-mentioned curve an arc distance of 200.97 feet to the northeasterly corner of said parcel conveyed to the City of Klamath Falls; thence S. $0^{\circ}47'$ W. along the easterly line of said parcel 115.69 feet to the true point of beginning.

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RESERVING, HOWEVER, to grantor, his heirs and assigns, an easement for a geothermal or hot water pipe or line upon a strip of land 10 feet in width running along and parallel with the northeasterly boundary line of the above-described property,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$56,598.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of June, 1977.

STATE OF OREGON
County of KLAMATH }

ss. James, 1977

Personally appeared HARRY R. WAGGONER, known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Clara Wilson
NOTARY PUBLIC FOR OREGON
My commission expires April 8, 1980

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

SEND TAX STATEMENTS TO:
Leeling, P. H. & Ethelda
Musselman, G. C. Jr. & Marcia M
2547 Fargo St.
Klamath Falls, Ore 97601

on this 12 day of AUG A.D. 19 83
at 11:18 o'clock A M and duly
recorded in Vol. M83 of DEEDS
page 13435
EVELYN BIEHN, County Clerk
By James Deputy
Fee 8.00

(Warranty Deed - 2)

9.00 Cash