

29439

A. F. FOULGER and BETSY ROSS FOULGER, husband and wife, hereinafter called grantor, convey(s) to JAY L. WICKHAM, as to a 30% interest, LARRY E. WICKHAM, as to a 40% interest, and GERALD C. HAYFORD, as to a 30% interest, dba IMPRESSIONS CLOTHING that real property situated in the County of Klamath, State of Oregon, described as:

A portion of Lot 2, Block 16, ORIGINAL TOWN, NOW CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning on the North Side of Main Street in the City of Klamath Falls, at the Southwesterly corner of Lot 2, Block 16, of the Town of Linkville, now City of Klamath Falls, Oregon; thence Northeasterly along Main Street, 34.12 feet, more or less, to the center of the party wall on said property; thence Northwesterly at right angles to Main Street, a distance of 100 feet; thence Southwesterly, parallel with Main Street, 34.12 feet, more or less, to the Westerly line of said Lot 2; thence Southeasterly, along said line, a distance of 100 feet to the place of beginning TOGETHER WITH the vacated 4 feet of the alley lying on the Northwest side of the above described property.

SUBJECT TO:
1. Party Wall Agreement, including the terms and provisions thereof,
Dated : May 13, 1926 Book: 69 Page: 571
Recorded : May 20, 1926

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record 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 \$ 95,000.00.

Dated this 12 day of October, 1983.

A. F. FOULGER
Betsy Ross Foulger
BETSY ROSS FOULGER

STATE OF OREGON, County of Klamath, ss.
October 12, 1983 personally appeared the above named A. F. FOULGER and BETSY ROSS FOULGER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 1-30-85

* 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)

A. F. Foulger
Betsy Ross Foulger
TO
Jay L. Wickham, Larry E. Wickham,
and Gerald C. Hayford

After Recording Return to:

T/A

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instrument was received for record on the 14th day of October, 1983 at 4:01 o'clock P. M. and recorded in book M 83 on page 17695 Records of Deeds of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn
County Clerk
By [Signature] Deputy
Fee: \$4.00