

1967/50

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MTC-13444

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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That JERRY WEISS and CHARLOTTE WEISS, husband and wife,

to grantor paid by CYNTHIA A. DIMICK, hereinafter called the grantor, for the consideration hereinafter stated,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 40 feet of Lot 1 in Block 10, FIRST ADDITION TO CHILOQUIN, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence West along the South line of said Lot, 40 feet; thence North 74.4 feet parallel to the East line of said Lot, to the North line of said lot; thence East of said North line 40 feet to the Northeast corner of said lot; thence South along the East line of said Lot, 74.4 feet to the place of beginning.

SUBJECT, however, to the following:

1. Taxes for the fiscal years 1980-81, 1981-82, 1982-83 and 1983-84 totaling \$1,877.76 plus interest.
2. City liens, if any, of the City of Chiloquin.
3. Party Wall Agreement, including the terms and provisions thereof, recorded December 3, 1937 in Volume 78, page 28, Records of Klamath County, Oregon, by and between George T. Richard and Klamath Ice and Storage Co.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24 day of April, 1984

Jerry Weiss

Charlotte Weiss

CALIFORNIA

STATE OF OREGON, County of Santa Clara, ss.

Personally appeared the above named Jerry Weiss and Charlotte Weiss, 19

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)



Before me:

Notary Public for California

My commission expires Dec. 16, 1986

should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Jerry Weiss and

Charlotte Weiss

TO

Cynthia A. Dimick

AFTER RECORDING RETURN TO

WINEMA REAL ESTATE
P.O. Box 376
CHILQUIN, OR 97624

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 30th day of April, 1984, at 11:18 o'clock AM., and recorded in book M84 on page 7114. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk Title.

By Pam Amold, Deputy

Fee: \$4.00