

C.D. 4-11-82 1:30 PM

MATILDA I. WALKER, Grantor, conveys and warrants to J. BRUCE OWENS and E. MARIE OWENS, husband and wife, Grantees, as to an undivided one-half interest, and DAVID W. SEUTTER and MARJORIE J. SEUTTER, husband and wife, Grantees, as to an undivided one-half interest, in the following described real property situate in Klamath County, Oregon, as tenants in common, free of all encumbrances, except as specifically set forth herein, to-wit:

A portion of Lots 7 and 8, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the Southeasterly line of Erie Street North 48° 18' East 100.4 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence North 48° 18' East along the Southeasterly line of Erie Street 38.0 feet; thence North 64° 10' East 11.7 feet also along the Southeasterly line of Erie Street; thence South 41° 42' East parallel to the Alameda 96.8 feet; thence South 48° 18' West parallel to Erie Street 50.0 feet; thence North 41° 42' West parallel to the Alameda 100 feet to the point of beginning.

SUBJECT TO:

That certain Trust Deed dated September 27, 1982, recorded in Volume M-82 at page 12903, records of Klamath County, Oregon, wherein Matilda I. Walker is Grantor, Klamath First Federal Savings & Loan Association is Trustee, and Nolan T. Arnett and Ernestine H. Arnett are Beneficiaries, which Trust Deed Grantees herein assume and agree to pay according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is settlement of litigation.

Until a change is requested, all tax statements shall be mailed to Grantees at 520 Klamath Avenue, Klamath Falls, OR 97601.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer

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9-82

**BRANDSNESS & HUFFMAN, P.C.**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

17092

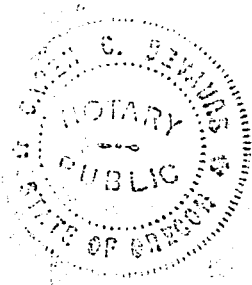
should check with the appropriate City or County Planning Departments to verify approved use.

DATED this 27 day of September, 1984.

Matilda I. Walker

STATE OF OREGON            )  
County of Klamath        ) ss. 9/27, 1984.

Personally appeared the above-named MATILDA I. WALKER and acknowledged the foregoing instrument to be her voluntary act. Before me:



Karen Chenaus  
Notary Public for Oregon  
My Commission expires: 5/5/88

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

on this 3rd day of Oct A.D. 19 84  
at 4:03 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 17091

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 8.00 Index; \$1.00

Rel.  
**BRANDSNESS & HUFFMAN, P.C.**

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

411 PINE STREET  
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED

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