

43753

-WARRANTY DEED-

MTC #14320
20233

LLOYD L. GILCRIST, WINNIFRED S. CLAWSON, DOROTHY L. TEPPER,
FRANCES M. DIETS and RICHARD L. GILCRIST, grantors, convey to MICHAEL
D. LUNETTA and CHRISTINE MAY LUNETTA, tenants in common, all that real
property situate in the County of Klamath, State of Oregon, described
as:

PARCEL 1: Beginning at the intersection of the Westerly line
of Lot 1 in Block 51 of NICHOLS ADDITION TO THE CITY OF KLAMATH
FALLS, OREGON, with the Northerly line of closed Canal Street
on the Easterly line of Ninth Street; thence running Easterly
along the Southerly line of Ninth Street; thence running East-
erly along the Southerly line of Lot 4 and 3 in said Block 51
a distance of 130 feet for the true point of beginning; thence
Northwesterly at right angles to closed Canal Street 122 feet;
thence Northeasterly parallel with closed Canal Street a distance
of 25' 9"; thence Southeasterly parallel with Ninth Street 122
feet; thence Southwesterly along the Northerly line of closed
Canal Street 25' 9" to the point of beginning, being Westerly
25' 9" of Lot 2 in Block 51 of Nichols Addition and the South-
erly 2 feet of the Westerly 25' 9" of Lot 7 in Block 51 of Nichols
Addition to the City of Klamath Falls, Oregon

ALSO beginning at a point from the interesection of the Easterly
line of Ninth Street with the Northerly line of closed Canal
Street, running Northeasterly along the Southerly line of Lots
4 and 3 in Block 51 of Nichols Addition to the City of Klamath
Falls, Oregon, a distance of 130 feet for the true point of be-
ginning; thence Northwesterly at right angles of closed canal
Street a distance of 120 feet; thence Southwesterly parallel
with closed Canal Street, 120 feet; thence Northeasterly 10
feet to the place of beginning, being a portion of Lot 3 in
Block 51 of Nichols Addition to the City of Klamath Falls,
Oregon

PARCEL 2: Beginning at a point on the Northerly line of Lot
1 in Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, 12.88 feet Easterly from the Northerly corner of Lot 2
said Block 51, running thence Westerly 52.12 feet along the
Northerly line of Lots 1 and 2; thence Southerly at right
angles 120 feet to Washington Street, formerly Canal Street;
thence Easterly along the Northerly line of Washington Street
52.12 feet; thence Northerly at right angles with said Wash-
ington Street 120 feet, to place of beginning.

and covenant that grantor is the owner of the above-described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; 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 Twenty
Five Thousand and NO/100ths (\$25,000.00) DOLLARS.

VANDENBERG AND BRANDSNESS

ATTORNEYS AT LAW

411 FINE STREET

KLAMATH FALLS OREGON 97601

1. WARRANTY DEED

20234

DATED this 27th day of January, 1975.

LLOYD L. GILCRIST

B.

Richard L. Gilcrist
Attorney-in-FactRichard L. GilcristFrances M. DeetsWinnifred G. ClawsonDorothy L. PepperSTATE OF OREGON)
County of Klamath) ss.January 27, 1975.

Personally appeared the above-named RICHARD L. GILCRIST, who, being sworn, stated that he is the attorney-in-fact for LLOYD L. GILCRIST, and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged the foregoing instrument to be his act. Before me:

Marlene T. Addington
Notary Public for Oregon
My Commission expires: 3-21-77

STATE OF OREGON)
County of Klamath) ss.January 27, 1975.

Personally appeared the above-named WINNIFRED G. CLAWSON, DOROTHY L. PEPPER, FRANCES M. DEETS and RICHARD L. GILCRIST and acknowledged the foregoing instrument to be their voluntary act. Before me:

Marlene T. Addington
Notary Public for Oregon
My Commission expires: 3-21-77

VANDENBERG AND BRANDSNESS

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of December A.D., 1974 at 1:44 o'clock A.M., and duly recorded in Vol. 114, of 1974 on page 2000.

EVELYN BIEHN, COUNTY CLERK

by: Brand Smith, DeputyFee: \$ 2.00