

45810

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Imogene Briley aka Imogene Briley Skelton hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Niels Bredahl

the grantee, 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: Beginning at the most Southerly corner of Lot 4, Block 60, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the Northeastly line of 11th Street, 40 feet; thence Northeastly at right angles to 11th Street, 130 feet; thence Southeastly and parallel with 11th Street, 40 feet; thence Southwesterly along the Northwesterly line of Lincoln Street 130 feet to the place of beginning; TOGETHER WITH a strip or parcel of land 18 inches wide and 30 feet long, said strip being more particularly described as follows: Beginning at a point on the line between Lots 2 and 3 in Block 60 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3 a distance of 18 inches; thence Southwesterly at right angles to said lot line a distance of 30 feet; thence Southeastly parallel to said lot line 18 inches; thence Northeastly parallel with Lincoln Street 30 feet to the point of beginning.

(For continuation of this document, see reverse side of this deed.)

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,

grantor will warrant and forever defend the said 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 \$36,490.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of November, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Imogene Briley aka Imogene Briley Skelton

STATE OF OREGON, County of Klamath ss. November 7, 1979

STATE OF OREGON, County of ss. 19

Personally appeared the above named Imogene Briley aka Imogene Briley Skelton

Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon My commission expires: 6/19/83

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Ms. Imogene Briley Skelton 601 N. 11th Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Mr. Niels Bredahl 826 N. 9th Street Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

After recording return to: Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page of document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

8115

2149

Subject, however, to the following:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
 2. Taxes for the fiscal year 1978-1979, due and payable.
- Amount: \$707.71, plus interest. Account No.: 1-3618 Tax Lot 105.
3. Sewer and water use charges, if any, due to the City of Klamath Falls.
 4. A right of way for access (to other portions of Lots 3 and 4), over the Northeasterly 10 feet of Lot 3, Block 60, Nichols Addition, recorded August 20, 1919 in Book 51, page 472 and recorded January 14, 1920, in Book 53, page 151, Klamath County Records.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 11th day of February A.D. 19 85

at 1:05 o'clock P M, and duly

recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

