

KNOW ALL MEN BY THESE PRESENTS, That LE QUIEU and LE QUIEU, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDITH L. LIND and Andrew N. Lind, as tenants in common, hereinafter called 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:

SEE LEGAL DESCRIPTION ON REVERSE SIDE OF THIS DEED

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls.

"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."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that 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 \$ 9,000.00

ON ANY DAY OF THE MONTH OF APRIL, 1985, OF THE COUNTY OF KLAMATH, STATE OF OREGON, OF RECORD WHEREIN THE WHOLE OF THE FOREGOING DEED IS FILED FOR RECORD. (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 2nd day of March, 1985; 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.

By:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.

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 \_\_\_\_\_ a corporation, 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.

Before me:

Notary Public for Oregon

My commission expires: 7/13/85

(OFFICIAL SEAL)

LEQUIEU and LEQUIEU, Inc.

6408 South Sixth Street

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Edith L. Lind

4330 Ridgeway

San Diego, CA 92116

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

- continued from the reverse side of this deed -

4879

## LEGAL DESCRIPTION:

## PARCEL 1:

That portion of Lots 1 and 2, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Easterly corner of said Lot 1; thence Southwesterly along the Southeasterly line of said Lots 1 and 2 a distance of 90 feet; thence Northwesterly at right angles to said Southeasterly line of said Lots 1 and 2 a distance of 50 feet; thence Northeasterly and parallel to said Southeasterly line of said Lots 1 and 2 a distance of 90 feet; thence Southeasterly along the Northeasterly line of said Lot 1, 50 feet to the point of beginning.

## PARCEL 2:

All that part of Lots 1 and 2 in Block 50 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 86 feet Northwesterly from the most Southeasterly corner of Lot 1, Block 50, NICHOLS ADDITION TO KALMATH FALLS, OREGON; thence Northwesterly along the Westerly line of Eleventh Street 30 feet; thence Westerly at right angles to Eleventh Street 90 feet; thence Southeasterly parallel with Eleventh Street 30 feet; thence Northeasterly at right angles to Eleventh Street 90 feet to the place of beginning.

## PARCEL 3:

A tract of land in Lots 1 and 2, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the point on the Southerly line of Eleventh Street which is 50 feet Northwesterly along the Southerly line of Eleventh Street from the most Easterly corner of Lot 1 mentioned above; thence Southwesterly and parallel to Canal Street 90 feet; thence North westerly and parallel to Eleventh Street 36 feet; thence Northwesterly parallel to Canal Street 90 feet to the Southerly line of Eleventh Street; thence Southeasterly along the Southerly line of Eleventh Street 36 feet to the point of beginning.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 3rd day of April A.D. 19 85

at 1:20 o'clock P M, and duly,

recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By Pamela Smith Deputy

Fee 9.00