

MOUNTAIN TITLE COMPANY

75827

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Vol. 1887 Page 10478

BOBBY L. CRABTREE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER CASSOL and DALYS CASSOL, husband and wife 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: City Lien in favor of the City of Klamath Falls, Improvement Unit: 268, Card No. 018, Docketed: March 23, 1981, which Grantees herein hereby agree to assume and pay in full as of the date of this deed.

MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 all those of record 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 \$ 7,000.00

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 15th day of June, 1987, and 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)

BOBBY L. CRABTREE

STATE OF OREGON, County of Klamath, June 15, 1987

Personally appeared the above named BOBBY L. CRABTREE

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

Notary Public for Oregon My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, June 15, 1987

Personally appeared

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 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:

(OFFICIAL SEAL)

BOBBY L. CRABTREE
Rt. 3 Box 280
Klamath Falls, OR 97601

ROGER CASSOL and DALYS CASSOL
1644 Manzanita
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

When 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 Klamath, I certify that the within instrument was received for record on the day of June, 1987, at 10 o'clock A.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.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

DESCRIPTION SHEET

10479

A portion of Lot 2 in Block 10, FIRST ADDITION to the City of Klamath Falls, more particularly described as follows:

That portion of Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon; beginning at a point in the Northwestern line of Mt. Whitney Street (formerly Mitchell Street) 27.7 feet Southwesterly from the most Easterly corner of said Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence Northwesterly parallel with the line between Lots 1 and 2, said Block 10, 68.16 feet, more or less, to the West boundary of said Lot 2, thence South along the West boundary of said Lot 2, to an intersection with the Northwestern line of Mt. Whitney Street; thence Northeasterly along the Northwestern line of Mt. Whitney Street 84.9 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Klamath Falls by instrument recorded June 12, 1978 in Volume M78 at page 12472, Microfilm Records of Klamath County, Oregon to wit:

A portion of Lot 2, Block 10, First Addition to the City of Klamath Falls, Oregon according to the duly recorded plat thereof, described as follows:

Beginning at a point on the Northwestern right-of-way line of Mt. Whitney Street, said point being South 38 degrees 45' West a distance of 480.22 feet, measured along the centerline of Mt. Whitney Street, and North 51 degrees 15' West a distance of 30.0 feet from intersection of North 6th Street and Mt. Whitney; Thence South 38 degrees 45' West, along the said Northwestern right-of-way line of Mt. Whitney, a distance of 34.80 feet more or less to the most Southerly corner of Lot 2, Block 10, of said First Addition; Thence Northerly along the West line of said Lot 2 a distance of 23.58 feet more or less; Thence North 80 degrees 48' East a distance of 22.27 feet more or less, along a line 5 feet Southerly of and parallel with the Easterly extension of the Southerly line of Block 97 of Buena Vista Addition, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day
of June A.D., 19 87 at 3:02 o'clock P. M., and duly recorded in Vol. M87
of Deeds on Page 10478.

FEE \$14.00

Evelyn Biehn,
By Don Smith County Clerk