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KNOW ALL MEN BY THESE PRESENTS, That ANN STRATTON DU PONT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE E. NORTH CUTT and NORMA V. NORTH CUTT, husband and wife, 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 Attached Exhibit "A"

BUYERS ARE NOT RELYING ON ANY REPRESENTATIONS MADE BY THE SELLER, BUT ARE RELYING ON THEIR OWN INSPECTION OF THE PROPERTY. IMPROVEMENTS SOLD IN "AS IS" CONDITION

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

See Attached Exhibit "A"

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 \$23,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). 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 10<sup>th</sup> day of August, 1987, 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.

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.

STATE OF OREGON, County of Klamath, 1987 August 10

Personally appeared the above named Ann Stratton Du Pont

Notary Public for Oregon My commission expires: 6-21-88

Ann Stratton du Pont Ann Stratton Du Pont

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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 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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, 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. \_\_\_\_\_ page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

After recording return to: Mr. & Mrs. Leslie Northcutt 1930 Round Lake Rd. Klamath Falls, Oregon 97601 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Mr. & Mrs. Leslie Northcutt 1930 Round Lake Rd. Klamath Falls, Oregon 97601 NAME, ADDRESS, ZIP

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

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

Beginning at a point 160 feet North 51°15' West of a point 60 feet North 38°45' East of the Northeast corner of Block 12 in the City of Klamath Falls (formerly Linkville), Oregon, according to the plat of the Original Town of said Linkville, (being the corner of said Block formed by the intersection of 9th and High Street), said point of beginning being on the Street line of 9th street; thence North 38°45' East 155 feet 9 inches; thence North 51°15' West parallel to 9th Street, 41½ feet; thence South 38°45' West 155 feet 9 inches to Street line of 9th street; thence South 51°15' East 41½ feet to the place of beginning; being a strip of land 41½ feet wide along 9th Street and 155 feet 9 inches deep perpendicular to 9th street off the Southerly or Southwesterly side of tract of land deeded to J. A. Sharp by deed recorded in Book 28 of Deeds, Records of Klamath County, Oregon, at page 538 thereof, and being situated in SW¼ of SE¼ of Section 29; and NW¼ of NE¼ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The following described portion of Lot 3, Block 44, Nichols Addition to Klamath Falls, Oregon, described as follows:

Beginning at a point 160 feet North 51°15' West of a point 60 feet North 38°45' East of the Northeast corner of Block 12 of the Original Town of Linkville, now City of Klamath Falls, Oregon; said point being on the East line of Ninth Street; thence at right angles Easterly 75 feet to the true point of beginning; thence continuing Easterly on same line 55 feet to Easterly line of said Lot 3; thence Southerly and parallel to Ninth Street 22.15 feet, more or less, to the Northeastly corner of property deeded to Burton by Deed recorded in Book 176 at page 281, Deed records of Klamath County, Oregon; thence Westerly along the North line of said Burton property, 55 feet; thence Northerly and parallel with Ninth Street, 22.15 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said Parcel 2 conveyd to James W. Robison, et ux., by deed dated February 18, 1949, recorded March 4, 1949, in Book 229 page 206, Deed records of Klamath County, Oregon.

Subject to:

1. Reservations including the terms and provisions thereof recorded October 25, 1913, in Volume 41 Page 132, Deed records of Klamath County, Oregon.
2. Reservations, including the terms and provisions thereof recorded October 27, 1944 in Volume 170 Page 280, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 10th day of August A.D., 19 87 at 2:40 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 14315

Evelyn Biehn, County Clerk  
By [Signature]

FEE \$14.00