

1-1-74

78970

WARRANTY DEED

Vol. M87 Page 16200

KNOW ALL MEN BY THESE PRESENTS, That CHRISTIAN W. LITZENBERGER and THELMA S. LITZENBERGER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELBERT G. HENDERSON, 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:

A portion of Tracts 6, 7, and 8, and the easterly one-half of vacated Avalon Street of the re-subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue and the centerline of vacated Avalon Street; thence N 00°06'00" W along said centerline 535.89 feet to a 5/8-inch iron pin on the Southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence along said right of way line S 48°02'10" E 244.63 feet to a 5/8-inch iron pin; thence S 02°00'40" W 303.03 feet to a P-K nail set in concrete; thence S 88°52'44" E 2.60 feet to the easterly edge of a corner post on a chain link fence; thence S 02°00'40" W generally along the easterly side of said fence and its extension 72.80 feet to a 5/8-inch iron pin on the northerly right of way line of said Anderson Avenue; thence along said right of way line N 88°52'40" W 170.42 feet to the point of beginning, containing 1.85 acres, with bearings based on record of survey No. 2031 as recorded in the office of the Klamath County Surveyor.

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 subject to liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; reservations and restrictions of record; and easements and rights of way of record and those apparent on the land; 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 \$45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is not stated here, and the actual consideration should be stated in the body of the deed.

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 11th day of October, 1977; 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)

STATE OF OREGON, )  
County of Klamath, ) ss.  
October 11, 1977.

Personally appeared the above named CHRISTIAN W. LITZENBERGER and THELMA S. LITZENBERGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1/11/79.

STATE OF OREGON, County of ) ss.  
1977.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_, 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 \_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

CHRISTIAN W. LITZENBERGER and THELMA S. LITZENBERGER,

GRANTOR'S NAME AND ADDRESS

ELBERT G. HENDERSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

ELBERT G. HENDERSON  
3007 Anderson Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of September, 1987, at 2:23 o'clock P.M., and recorded in book M87 on page 16200 or as file/reel number 78970, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee: \$10.00

SPACE RESERVED  
FOR  
RECORDER'S USE