

TH

**96068**

**WARRANTY DEED—STATUTORY FORM**  
INDIVIDUAL GRANTOR

William J. Herron

conveys and warrants to William J. Herron and Julia L. Herron, as joint Grantor.  
tenants with rights of survivorship, and not as tenants-in-common,  
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

that property commonly known as 1911 Lakeview Avenue, Klamath Falls  
as more particularly described on Exhibit A attached hereto and  
incorporated herein by this reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free from encumbrances except in favor of Klamath Falls First Federal  
Savings and Loan Association

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)

Dated this 15th day of JANUARY, 1989

*William J. Herron*

STATE OF OREGON, County of Klamath ss.  
Personally appeared the above named William J. Herron

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

(OFFICIAL SEAL)

Before me: *Phillip R. Rutledge*  
Notary Public for Oregon—My commission expires: February 1, 1990

**WARRANTY DEED**

William J. Herron  
William J. Herron and GRANTOR  
Julia L. Herron as GRANTEE  
joint tenants

GRANTEE'S ADDRESS, ZIP

After recording return to:

Gary L. Dickson  
42nd Floor  
555 South Flower Street  
Los Angeles, CA 90071

NAME, ADDRESS, ZIP

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

1191 Lakeview Avenue  
Klamath Falls, Oregon  
97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

**STATE OF OREGON,**

County of \_\_\_\_\_ } ss.

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

Witness my hand and seal of  
County affixed.

NAME TITLE

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

09 JAN 13 PM 3 06

ck #13.09

## EXHIBIT "A"

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 14, Block 71 of said addition; thence South  $7^{\circ} 16\frac{1}{2}'$  West 160.9 feet; thence South  $28^{\circ} 21\frac{1}{2}'$  East 30 feet; thence Northeasterly to a point in the Easterly line of Lot 14, said point being North  $41^{\circ} 19'$  West 71.78 feet from the Easterly corner of Lot 14; thence North  $41^{\circ} 19'$  West 164.76 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land 10 feet in width described in Deed from Thomas Thomson and Eleanor Thomson, husband and wife, to Jack R. Schulze and Barbara L. Schulze, husband and wife, dated April 5, 1972, recorded April 7, 1972, in Volume M-72 at page 3666, Microfilm Records of Klamath County, Oregon, and more particularly described as follows:

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA ADDITION, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears North  $41^{\circ} 19'$  West, 71.78 feet from the Easterly corner of Lot 14; thence North  $41^{\circ} 19'$  West, 10.27 feet along the Easterly line of Lot 14 to a point; thence South  $61^{\circ} 38' 30''$  West, 128.41 feet to a point on the Westerly line of Lot 16; thence South  $28^{\circ} 21' 30''$  East 10.00 feet along the Westelry line of Lot 16 to a point; thence North  $61^{\circ} 38' 30''$  East, 130.70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 13th day  
of Jan. A.D., 19 89 at 3:06 o'clock P.M., and duly recorded in Vol. M89  
of \_\_\_\_\_ Needs on Page 790

FEE \$13.00

Evelyn Biehn County Clerk

By Douline Mullender