WARRANTY DEED (INDIVIDUAL)

LESTER	ROOKSTOOL	and M. HELEN	ROOKSTOOL,	husband	and wif	`e	<u> 41 - 2 2</u> ,
		STURGEON and			, her	einafter ca	alled grantor,
convey(s) to	HAROLD A.	STURGEON and	HAZEL L. S'	TURGEON,	husband	l and w	<u>ife </u>
							tuated in the
County of	Klamath	, State of	Oregon, describe				

SEE ATTACHED EXHIBIT "A"

"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." 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 PLAN-NING DEPARTMENT TO VERIFY APPROVED USES. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A" and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$80,000.00 . . "However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols°, if not applicable. See ORS 93.030) In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of 19 89

Helen Rookstool lss.

STATE OF OREGON, County of ____Klamath May 31 19 89. Personally appeared the above named Lester Rookstool and M. Helen Rookstool and acknowledged the foregoing their instrument do voluntary act and deed. CO. Before me: 2000 N 25 Notary Public for My Commission Expires: Lester Rookstool & M. Helen Rookstool STATE OF OREGON, c/o KFF County of GRANTOR'S NAME AND ADDRESS

SPACE RESERVED

FOR

RECORDER'S USE

Harold A. & Hazel L. Sturgeon 7430 Tingley Lane Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS After recording return to: KLAMATH FIRST FEDERAL S&LA 2943 SOUTH SIXTH STREET KLAMATH FALLS, OREGON 9/ OREGON 97603 Until a change is requested all tax statements shall be sent to the following address. KLAMATH FIRST FEDERAL S&LA 2943 SOUTH SIXTH STREET KLAMATH FALLS, OREGON 97603

certify that the within instrument was received for record on the _, 19 of o'clock . M., and recorded at : in book/reel/volume No. or as document/fee/file/ page instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County

affixed. By Deputy

EXHIBIT "A"

PARCEL 1:

A parcel of land in Block 242, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersect point of the Easterly line of said property and the Southerly right of way line of the relocated Klamath Falls-Lakeview Highway, which is 40 feet distant Southerly from (when measured at right angles to) the centerline of the said relocated highway; said point also being North 55 degrees 50' 30" West 201.20 feet from the intersection of the Southerly right of way line of said Highway and the Northerly right of way line of Shasta Way; thence North 55 degrees 50' 30" West along said relocated right of way line 94.53 feet more or less to the East line of Lot 2, Block 2 of the Re-subdivision of Block 242, Mills Second Addition; thence South 0 degrees 19' 30" East along said East line of said Subdivision 167.14 feet more or less to the Northerly line of Shasta Way; thence North 89 degrees 40' 30" East 30.51 feet along said Northerly line of Shasta Way to an iron pin; thence North 22 degrees 19' 30" East 123.12 feet more or less to the point of beginning.

PARCEL 2:

The Westerly 80.42 feet of Lots 4 and 5 and the Westerly 80.42 feet of the South 20 feet of Lot 3, Block 2, Resubdivision of Block 242, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND ALSO Lot 1, Block 2; ALSO the following described portion of Lots 2 and 3, Block 2: Beginning at a point on the West line of said Lot 3 which point is North 0 degrees 05' East a distance of 20 feet from the Southwest corner of said Lot; running thence East along the North line of the S 1/2 of said Lot 3, a disatnce of 80.42 feet, more or less, to a point 27.58 feet West of the East line of said Lot 3; thence North 98.24 feet, more or less, to a point on the Southwesterly side of South 6th Street; thence North 55 degrees 15' West along the Southwesterly side of South 6th Street, a distance of 48.89 feet, more or less, to the Northwest corner of said Lot 2; thence South along the West line of Lot 2, 106.1 feet, to the Southwest corner of Lot 2; thence West along the line between Lots 1 and 3, 40 feet to the Southwest corner of Lot 1; thence South along the East line of Martin Street 20 feet to the point of beginning.

All lying in Block 242 of Mills Second Addition to the City of Klamath Falls, Oregon, according to the Supplemental Plat of the Westerly portion of Block 242 Mills Second Addition to the City of Klamath Falls, Oregon.

Continued on next page

EXHIBIT "A" CONTINUED

EXCEPTING AND RESERVING from the above described property that portion thereof conveyed by Frank Ferrari, et ux., to the State of Oregon by Deed recorded in Book 148 at Page 201, Deed Records of Klamath County, Oregon.

PARCEL 3:

The Easterly 27.58 feet of Lots 2, 3, 4 and 5, Block 2 of the Supplemental Plat of the Westerly portion of Block 242, MILLS SECOND ADDITION, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Northeasterly strip deeded to State of Oregon for the widening of South Sixth Street.

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- 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
- 2. Agreement, including the terms and provisions thereof:

Party Wall Agreement Regarding

Between Michael Book and Edith Book, husband

and wife

And Frank Ferrari and Anna Ferrari, husband

and wife

Recorded October 11, 1940

Book 132 Page 452 Fee No. 43954 (Affects Parcels 2 and 3)

3. Slope Easement, including the terms and provisions thereof,

as set forth in instrument: Recorded in Book 160 Page 563 65733 Fee No.

Affects Parcel 1

		KLAMATH:	
			SS.

Filed	for record at request of	·	Aspen Title Co	0.	the31st	t day
of	May	A.D., 19	89 at 3:54	o'clockPM., and duly	recorded in Vol	
	of	·	Deeds	on Page 9514	<u> </u>	
				Evelyn Biehn .C	County Clerk	
FEE	\$18.00		그 사람들이 살아 나가 있다.	By Oneller		Care