

5842

MHC 21458-K

WARRANTY DEED

BERTHA A. HULTMAN, Grantor conveys and warrants to ROBERT WYNNE and CLARE CHAFFEY-WYNNE, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at the Northeasterly corner of Block 72, Buena Vista Addition, which point is also the Northeasterly corner of Lot 6 of said Block, and running thence S. 37 degrees 09' W., along the Westerly line of Harriman Avenue 92.0 feet to the corner common to Lots 5 and 6, thence continuing S. 37 degrees 09' W. along said Westerly line of Harriman Avenue 50 feet to the most Southerly corner of Lot 5; thence at right angles N. 52 degrees 51' W. a distance of 60 feet to a point on the lines between Lots 4 and 5 of said Block 72; thence N. 13 degrees 51' E. a distance of 54.4 feet to a point on the line between Lots 5 and 6; thence S. 52 degrees 51' E. along said line between Lots 5 and 6 a distance of 41.9 feet to a point; thence at right angles N. 37 degrees 09' E. a distance of 62.0 feet to a point on the Southerly line of Prescott Street; thence following said Southerly line of Prescott Street N. 89 degrees 31' E. a distance of 50.0 feet to point of beginning, being a portion of Lots 5 and 6 in Block 72 of Buena Vista Addition, to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

3. Subject to an unrecorded Contract to Ervin H. Hultman, which Purchaser's interest was subsequently assigned to Bertha A. Hultman, in accordance with a Decree of Final Distribution, dated February 5, 1981 in Probate 79-143, Circuit Court of Klamath County, Oregon, which said Contract, Grantor agrees to assume and pay holding Grantees harmless therefrom.

(Berg to Hultman,
July 25, 1967)

The true and actual consideration paid for this conveyance \$35,000.00.

WITNESS Grantor's hand this 24 day of January, 1983.


BERTHA A. HULTMAN

STATE OF OREGON)
) ss.
County of Klamath)

WARRANTY DEED, PAGE ONE.

89 JUN 9 AM 10 13

Personally appeared the above-named BERTHA A. HULTMAN
and acknowledged the foregoing instrument to be her voluntary act
and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/85

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Unless a change is requested
all future tax statements shall
be sent to:

Mr. and Mrs. Robert Wynne
1960 Harriman Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Robert Wynne
1960 Harriman Street
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 9th day of June A.D., 19 89
at 10:13 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 10271
Evelyn Biehn County Clerk

By Pauline Mustandare
Deputy.

Fee, \$13.00