

OK

19064

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KNOW ALL MEN BY THESE PRESENTS, That Herbert W. Shults and Ethel D. Shults

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William L. Pederson and Shirley N. Pederson, 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:

The back 62 feet of Lot 1, Block 4, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, described as follows:

A portion of Lot 1, Block 4, HILLSIDE ADDITION described as follows:

Beginning at the most southerly corner of said Lot 1; thence N 21°14' W. along the alley 100 feet; thence N. 68°46' E. 41.3 feet; thence S. 89°38' E. 22.3 feet; thence S. 21°14' E. 91.8 feet; thence S. 68°46' W. 62 feet to point of beginning. The above parcel subject to an easement for a sewer lateral, the center line of said easement being 2 feet distant northwesterly and running parallel to the line common to lots 1 & 2 of Said Block 4 and being 3 feet in width.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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.

and that grantor will warrant and forever defend the above granted 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 \$44,620.00. ~~part of the actual consideration consists of or includes other property or value given or promised which is part of the consideration for this conveyance.~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this _____ day of _____, 19____.

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.

Herbert W. Shults
Ethel D. Shults

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named _____

July 5, 1990

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

Before me: Clean D. Beynon

Notary Public for Oregon

My commission expires June 11, 1992

NOTE—The variants between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

HERBERT W. & ETHEL D. SHULTS
4579 CANNON AVE. KLAMATH FALLS
ORE. 97603 APT. 3

GRANTOR'S NAME AND ADDRESS

WILLIAM L. & SHIRLEY N. PEDERSON
1850 HAWTHORNE
KLAMATH FALLS, OR. 97601

GRANTEE'S NAME AND ADDRESS

WILLIAM L. & SHIRLEY N. PEDERSON
1850 HAWTHORNE, KLAMATH FALLS
OR. 97601

NAME, ADDRESS, ZIP

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

WILLIAM L. & SHIRLEY N. PEDERSON
1850 HAWTHORNE, KLAMATH FALLS
OR. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of Aug., 1990, at 4:08 o'clock P.M., and recorded in book/reel/volume No. N90 on page 16618 or as fee/file/instrument/microfilm/reception No. 19064, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paula M. Mulholland, Deputy

Fee \$28.00

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