

20859

-WARRANTY DEED-

ALICE VITUS, Grantor, conveys and warrants to JOHN R. GRITMAN and ROBIN R. LARSEN, Grantees, as joint tenants with right of survivorship and not as tenants in common, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

The West 100 feet of Lot 19 in Block 37 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 19; thence Northwesterly along the Northeasterly line of Eldorado Avenue a distance of 50 feet; thence Northeasterly along the line between Lots 18 and 19 in said Block, a distance of 100 feet; thence Southeasterly parallel with Eldorado Avenue a distance of 50 feet; thence Southwesterly along the Northwesterly line of Melrose Street a distance of 100 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (2) 1990-91 taxes are now a lien but not yet payable.

The true and actual consideration for this conveyance is Forty-Four Thousand One Hundred and No/100ths (\$44,100.00) DOLLARS.

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 use.

RETURN TO AND

Until a change is requested, all tax statements shall be mailed to Grantees at: 1907 Melrose, Klamath Falls, OR 97601.

DATED this 27th day of September, 1990.

ALICE VITUS

Alice Vitus

By Gertrude E. Shirley
Her Attorney-in-Fact

STATE OF OREGON)
) ss. September 27, 1990.
County of Klamath)

Personally appeared Gertrude E. Shirley, who being duly sworn, did say that she is the attorney-in-fact for ALICE VITUS, and that she executed the foregoing instrument by authority of and in behalf of said principal and she acknowledged said instrument to be the act and deed of said principal. Before me.

BRUNDNESS & BRUNDNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Notary Public for Oregon
My Commission expires: 12-19-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 1st day
of Oct. A.D. 19 90 at 11:35 o'clock A.M., and duly recorded in Vol. M90
of _____ of _____ Reeds on Page 19772

Evelyn Biehn County Clerk

By Barbara Neumann

FEE \$28.00

Return: KCTC

99 OCT 1 AM 11 35