

22361

JERRY W. THOMAS and KAREN FAY THOMAS, husband and wife, Grantors, warrant and convey to BEULAH KNIGHTEN, husband and wife, all that real property situate in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

A parcel of land including Lot 4, Block 39 First Addition to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, said parcel more particularly described as follows: Beginning at the most Northerly corner of said Lot 4, Block 39, First Addition to City of Klamath Falls, Oregon, said point being on the South-easterly line of Grant Street; thence South 51°15' East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South 51°15' East to a point on the Southeasterly line of Lot 7, Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North 39°05' East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South 39°05' West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of Lot 6; thence North 50°55' West, along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North 39°05' East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North 38°45' East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services; 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 Twenty Two Thousand and No/100ths (\$22,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: no change

DATED this 31 day of Jan, 1977.

Jerry W. Thomas
Karen Fay Thomas

STATE OF OREGON)
County of Klamath) ss. Jan 31, 1977.

Personally appeared the above-named JERRY W. THOMAS and KAREN FAY THOMAS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Return to
Klamath County Title Co.
Peggy Coddington
P.O. Box 909
Klamath Falls, OR 97601
WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Sherrill Jones
Notary Public for Oregon
My Commission expires: 8-5-79

TAXES: NO CHANGE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day of Nov. A.D., 19 90 at 1:35 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 23466

FEE \$28.00

Evelyn Biehn County Clerk
By Douglas Muldrow