

40287

OLIVER R. SPIRES II and IDA L. SPIRES, Grantors, convey and warrant to DAVID B. STOCK and LINELL JO STOCK, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at a point on the line between Lots 2 and 3 in Block 1 of First 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, which is 100 feet Northerly and Westerly along said line between Lots 2 and 3 from the Northerly and Westerly line of Cook Street; thence Northerly and Westerly along said line between Lots 2 and 3, Block 1, First Addition to the South line of Upham Street; thence West along the South line of Upham Street to the East line of Uerlings Street; thence South along the East line of Uerlings Street to the line between Lots 3 and 4, Block 1, First Addition, thence Southerly and Easterly along said line between Lots 3 and 4 to a point which is 100 feet Northerly and Westerly along said line from the Northerly and Westerly line of Cook Street; thence Northerly and Easterly parallel to the Northerly and Westerly line of Cook Street to the point of beginning, being all a part of Lot 3 in Block 1, First Addition; also beginning at a point on the lot line between Lots 2 and 3, Block 1, First 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, which point is North 51° 15' West 137.55 feet from the lot corner of the Northwesterly property line of Cook Street, common to said Lots 2 and 3 and running thence North 38.35 feet, more or less, to a point on the South property line of Upham Street; thence West along the South property line of Upham Street 46.75 feet, more or less, to the intersection of the lot line between said Lots 2 and 3; thence South 51° 15' East along the lot line between said Lots 2 and 3, 60.36 feet more or less, to the place of beginning, being a portion of Lot 2, Block 1, First Addition to the City of Klamath Falls, Oregon.

SUBJECT TO AND EXCEPTING:

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

The true and actual consideration for this transfer is Seventeen Thousand Five Hundred and No/100ths (\$17,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantees at: _____.

DATED this 7 day of April, 1982.

Oliver R. Spires II
Ida L. Spires

WILLIAM P. BRANDSNESS
 A PROFESSIONAL CORPORATION
 ATTORNEY AT LAW
 411 PINE STREET
 KLAMATH FALLS, OREGON 97601

STATE OF OREGON)
County of Klamath) ss. April 7, 1982.

Personally appeared the above-named OLIVER R. SPIRES, II and IDA L. SPIRES, and acknowledged the foregoing instrument to be their voluntary act. Before me.

[Signature]
Notary Public for Oregon
My Commission expires: 8.3.83

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AFTER RECORDING RETURN TO:

David & Lindell Stock
1426 Kane Street
Klamath Falls OR 97603

Klamath County Title Co.
on this 28th day of Jan. A.D., 19 92
at 8:44 o'clock A.M. and duly recorded
in Vol. M92 of Deeds Page 1731.
Evelyn Biehn County Clerk
By Pauline Mueller
Deputy.

Fee, \$33.00

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
2. WARRANTY DEED