

55379

WARRANTY DEED

11-1 m92 Page 30141

KNOW ALL MEN BY THESE PRESENTS, That  
LEONA M. WHARTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PATRICIA A. AULTMAN

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said 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 \$ 37,400.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of Dec, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Leona M. Wharton  
LEONA M. WHARTON

STATE OF OREGON

County of Klamath ss.  
12/17/92

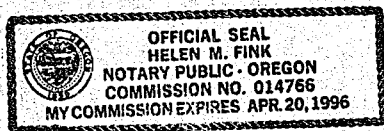
Personally appeared the above named  
LEONA M. WHARTON

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

Before me:

Helen M. Fink  
Notary Public for Oregon

My commission expires: 4/20/96



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

LEONA M. WHARTON

PATRICIA A. AULTMAN

924 JEFFERSON

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

PATRICIA A. AULTMAN

924 JEFFERSON

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

PATRICIA A. AULTMAN

924 JEFFERSON

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the

day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in

book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1**

A portion of Lot 7, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, distant 104.24 feet from the most Northerly corner of said block; thence Southeasterly and parallel with Tenth Street 120 feet to the Southerly line of Lot 7 in said Block; thence at right angles Southwesterly 25.75 feet to the Southwesterly corner of said Lot; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 25.75 feet; thence Southeasterly at right angles 16 feet to the place of beginning. EXCEPT the Southerly 2 feet thereof.

## **PARCEL 2**

A portion of Lot 6, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 in Nichols Addition to the City of Klamath Falls, Oregon, distance 130 feet from the Northern corner of said Block; thence Southeasterly parallel with Tenth Street 120 feet to the Southerly corner of Lot 7 in said Block; thence at right angles Southwesterly 10 feet; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 10 feet; thence at right angles Southeasterly 16 feet to the place of beginning.

TOGETHER WITH that portion of vacated Jefferson Street adjacent to the above described parcels of land, vacated by Ordinance No. 270, recorded February 25, 1958 in Volume 297, page 587, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 18 day  
of Dec A.D., 19 92 at 11:35 o'clock AM., and duly recorded in Vol. M92  
of Deeds on Page 30141.

FEE 35.00

Evelyn Biehn  
By [Signature] County Clerk