

1-1-74

OCT 26 AM 11:25

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That J. Claude Bowden and
Thelma M. Bowden, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Emil Kenneth Embrey

, 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 Westerly 13 feet of Lot 1 and the Easterly 9 feet of Lot 2 in Block 16, ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Northerly line of Main Street at a point thereon distant 52 feet Southwesterly from the most Easterly corner of Lot 1 of said Block 16; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street, 22 feet, more or less, to the center of party wall on the Westerly line of property herein conveyed and Easterly line of property adjoining same on the West side; thence Southeasterly and at right angles to Main Street, 100 feet to Main Street; thence Northeasterly along the Northerly line of Main Street 22 feet, more or less to the point of beginning.

(for continuation of this deed see reverse side of this document)

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warraht 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 \$65,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the~~ consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 15th day of August, 1980; 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.

(If executed by a corporation,
affix corporate seal)

J. Claude Bowden

Thelma M. Bowden

STATE OF OREGON,)
County of Klamath) ss.
August 18, 1980

STATE OF OREGON, County of) ss.
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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named J. Claude Bowden and Thelma M. Bowden, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2/14/81

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry J. Jr. & Deborah L. Caldwell
7990 Hill Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Party Wall Agreement, including the terms and provisions thereof, as disclosed by Warranty Deed recorded May 8, 1930 in Book 91 at page 231, Deed Records, between H. E. Peltz, first party and H. F. Murdock and Christine Murdock, husband and wife, second party, affecting Southwesterly portion of subject property.
3. Conditions and restrictions, including the terms and provisions thereof, as disclosed by agreement recorded in Book 105 at page 77 of Deeds between H. F. Murdock and Christine Murdock, husband and wife, first party and Marguerite J. Hardenbrook, second party for the purposes of drain pipe.

State of Oregon, County of Klamath
Recorded 10/26/00, at 11:25a m.
In Vol. M00 Page 39089
Linda Smith,
County Clerk Fee\$ 26⁰⁰