

93072

## WARRANTY DEED

Vol. 174 Page 12305

FOR VALUE RECEIVED ROGER I. HELLINWELL and DOROTHY J. HELLINWELL,  
HUSBAND AND WIFE,

herein referred to as grantors, hereby grant, bargain, sell, and convey unto FRED L. MAHR,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

The SW 1/4 of the SW 1/4 of Section 25, NW 1/4 of the NW 1/4 of Section 36, that part of the SE 1/4 of the SE 1/4 of Section 26 lying Southeasterly of the East boundary of the right-of-way of The Valles-California Highway as described and set forth in that certain Warranty Deed executed on the 12th day of May, 1952, wherein Brooks-Seanlon, Inc., was Grantor, and State of Oregon was grantee, recorded May 22, 1952, at Page 630, Book 251, Deed Records of Klamath County, Oregon, and Northeasterly of a line that is 33 feet distant Northeasterly from the center line of the existing access road to Grantor's former logging camp site, said access road being more specifically described in the said Deed executed on the 12th day of May, 1952, Brooks-Seanlon, Inc., as Grantor, State of Oregon as Grantee, excepting therefrom the certain lands described in that certain Deed dated April 9, 1910, Antone Aune as Grantor and Oregon Frank Railway as Grantee, recorded in Volume 21, Page 150, of Klamath County Records of Deeds, all in Township 23 South, Range 7 East of the Willamette Meridian.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, excepting:

1. 1274-75 Taxes, now a lien, but not yet payable.
2. Easements and Right-of-Way Easements of record.
3. Limited access in deed to State of Oregon (Deed Volume 251, p. 630).
4. Rights of the public in and to appurtenances on or said premises lying

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$

Dated September 13, 1974

Roger I. Hellinwell (Seal)

Dorothy J. Hellinwell (Seal)

Douglas (Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

Roger I. Hellinwell and Dorothy J. Hellinwell

and acknowledged the foregoing instrument to be entire voluntary act and deed. Before me:

Dated September 13, A.D. 1974 William H. Hunsch

My Commission Expires May 1, 1977 Notary Public for Oregon

Compliments of  
CASCADE TITLE COMPANY  
Eugene, Oregon

## WARRANTY DEED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 9/17/74

this 17th day of Sept., A.D. 1974 at 11:40 o'clock A.M., and

duly recorded in Vol. 174 of Deeds on Page 12305

Fee \$2.00

Wm D. MILNE, County Clerk

By David L. Mahr

CASCADE TITLE COMPANY

Return to:  
Fred L. Mahr  
Star Route  
Forestburg, Oregon  
94737