

46374

-WARRANTY DEED

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BURNETT INVESTMENT COMPANY, Grantor, warrants and conveys to SHARON HART, ~~AKA SHARON EDWARD~~ Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

That portion of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Westerly of the center thread of Spring Creek, described as follows:

Beginning at a point in the South line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 4, 1180 feet West of the Southwest corner of Lot 1, Block 5 (IDLEREST) which point is the Southwest corner thereof; thence North 719.8 feet more or less parallel with the West line of said Section 4 which point is the Northwest corner thereof; thence East 1120 feet parallel to the North line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet more or less along the West line of easement road to the South line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 4, which point is the Southeast corner thereof; thence West along the South line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 4, 1120 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; right of the public in and to any portion of said premises lying within the limits of public roads and highways; the assessment and tax roll disclose that the premises herein have been specifically assessed as forest land. If the land becomes disqualified for this special assessment under the statute, an additional tax plus interest may be levied for the last five or lesser number of years in which the land was subject to this special land use assessment; 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 Fourteen Thousand Two Hundred Twelve and No/100ths (\$14,212.) DOLLARS

Until a change is requested, all tax statements shall be mailed to: 2795 Babcock Place, Simi, Calif. 93065

DATED this 13 day of April, 1978.

BURNETT INVESTMENT COMPANY

By: Robert A. Chilcote
Authorized Representative

WILLIAM P. BRANDENBERG
ATTORNEY AT LAW
415 FINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

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STATE OF OREGON)
) ss. April 13, 1978.
 County of Klamath)

Personally appeared the above-named ROBERT B. CHILCOTE, who being sworn, stated that he is the authorized representative for Burnett Investment Company and that he executed said document for and in behalf of the grantor; and he acknowledged said instrument to be its voluntary act. Before me:

Donna K. Rick
 Notary Public for the State of Oregon
 My Commission Expires 9/6/79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at request of Transamerica Title Co.

on 17th day of April A. D. 19 78 at 11:02 clock A.M., and

fully recorded in Vol. 178, of Deeds on Page 7371

Wm D. Milne, County Clerk

Fees \$6.00

WILLIAM P. BRANDENBERG
 ATTORNEY AT LAW
 411 PINE STREET
 KLAMATH FALLS, OREGON 97601