

73374

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 79 Page 21024

ROBERT DANIEL O'NEILL

JOHN R. MESA, a married man

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

Lot 10, Block 3, RIVER RANCH ESTATES, in the County of Klamath, State of Oregon. RESERVING AND EXCEPTING a 12 foot strip of land along the Easterly boundary of Lot 10, which said 12-foot strip is reserved as an easement to allow access from Lot 9, Block 3, River Ranch Estate to the Lost River, and which said easement shall be an encumbrance upon Lot 10 and shall be for the benefit of Lot 9 and shall run with the land.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except exceptions on attached sheet

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 \$ 86,000.00 .

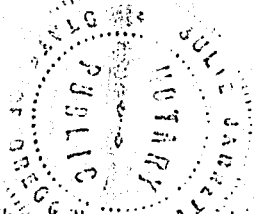
Dated this 24th day of September, 19 79

Robert Daniel O'Neill

73 SEP 35
AM 10 35

STATE OF OREGON, County of Klamath) ss.

On this 24th day of September, 19 79 personally appeared the above named Robert Daniel O'Neill and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Notary Public for Oregon

My commission expires: 2/1/81

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

O'Neill

TO

Mesa

After Recording Return to: AND SEND
TAX STATEMENTS TO:

John R. Mesa
P.O. Box 1419
Los Gatos, Calif. 95030

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

- 21025
1. Taxes for the year 1979-80 are now a lien but not yet payable.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. Easement, including the terms and provisions thereof, from C. C. Lewis, et ux., to United States of America to overflow all that portion of the herein described land lying below the contour having an elevation of 4,092 feet above sea level which may hereafter be flooded by the back water of Lost River Diversion Dam of the Klamath Project, and release of damages that have accrued or may hereafter accrue, as recorded on page 36 of Volume 91, Deed Records of Klamath County, Oregon.
5. Rights of Governmental bodies in and to any portion of the above property lying below the ordinary high water mark of Lost River. (Affects Lot 10, Block 3)
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of River Ranch Estates.
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : July 11, 1966 Book: M-66 Page: 6958

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 4th day of September A. D. 1979 at 10:35 o'clock A. M., and

truly recorded in Vol. M79, of Deeds on Page 21024

Wm D. MILNE, County Clerk

Fee \$7.00

By Seretha N. Hetch