

WHEN RECORDED MAIL TO:

99177

m-38-1052-4

Vol. m81 Page 7945
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 filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy _____

(Don't use this space; reserved for recording label in counties where used.)

Return To:

MAIL TAX STATEMENTS TO:

ROBERT E. & HELEN S. SHERINIAN

2910 Round Lake
City, 97601

WARRANTY DEED

WILLIAM D. NOONAN and ROSEMARIE B. NOONAN, as tenants by the entirety, GRANTOR, conveys and warrants to

ROBERT E. SHERINIAN and HELEN S. SHERINIAN, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

(SEE ATTACHED EXHIBIT "A")

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 76,900.00. However, the actual consideration consists of ~~the inclusion of the property of value which is part of the whole consideration.~~

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 25th day of April, 19 81.

William D. Noonan
WILLIAM D. NOONAN

Rosemarie B. Noonan
ROSEMARIE B. NOONAN

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

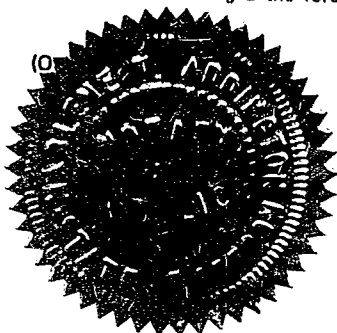
WILLIAM D. NOONAN and ROSEMARIE B. NOONAN, husband and wife,

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

Before me:

W. Darlene D. Addington
Notary Public for Oregon

My commission expires 3-22-85



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
633 MAIN STREET
KLAMATH FALLS, OREGON 97601

A parcel of land situated in the NE¹/₄ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of said section, said point being South 00° 35' 57" East, 1154.42 feet of the Northeast corner of said section; thence South 89° 28' 55" West 1279.11 feet; thence South 00° 11' 38" East 333.01 feet; thence North 89° 28' 55" East 1281.44 feet to a point on said East section line; thence North 00° 35' 57" West along said section line 330.00 feet to the point of beginning.

SUBJECT TO:

1. Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife to California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953 in Book 262 at page 641, Deed Records.
2. Reservations of oil and minerals, including the terms and provisions thereof, as set forth in deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Book 356 at page 42, Deed Records.
3. Subject to an unrecorded fencing agreement between William L. Rawn, Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in Book M-68 at page 7416, Microfilm Records.
4. An easement created by instrument, including the terms and provisions thereof

Dated	: March 10, 1976	
Recorded	: March 19, 1976	Book: M-76 Page: 3991
In favor of	: Round Lake Estates, Ltd.	
For	: Road easement over a portion of said land	
5. An easement created by instrument, including the terms and provisions thereof

Recorded	: June 13, 1978	Book: M-78 Page: 12560
In favor of	: The public	
For	: Ingress and egress over a portion of the Easterly 30 feet	
6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$33,450.00

Dated	: September 14, 1978	
Recorded	: September 15, 1978	Book: M-78 Page: 20443
Re-recorded	: July 5, 1979	Book: M-79 Page: 15950
Mortgagor	: William D. Noonan and Rosemarie B. Noonan, husband and wife	
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs	

which Grantee hereby assumes and agrees to pay and perform according to the terms thereof.
7. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
8. "Subject to the requirements and provisions of ORS Chapter 481., pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby."
9. Agreement for use of well located in Section 6, Township 39 South, Range 8 East of the Willamette Meridian,

Dated	: December 15, 1980	
Recorded	: February 17, 1981	Book: M-81 Page: 2724
Between	: Robert T. Morris and Jacqueline L. Morris and William Noonan and Rose Noonan	

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 4th day of May A. D. 19 81 at 4:01 o'clock PM., at _____duly recorded in Vol. M81 of Deeds on Page 7945

EVELYN BIEHN, County Clerk

By Debra A. Janes

Fee \$10.50