

WARRANTY DEED 38 00 810116 3

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WARRANTY DEED

Vol. 1061 Page

KNOW ALL MEN BY THESE PRESENTS, That SHEILA AGNES LaMERRILL

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHEILA AGNES LaMERRILL and JOAN CATHERINE WASSON as tenants in common, 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:

Lot 6, Block 3, WEST KLAMATH FALLS ADDITION to the City of Klamath Falls, Oregon, EXCEPTING THEREFROM the easterly 17 feet of said lot, and SAVING AND EXCEPTING THEREFROM the rights reserved by Burlington Northern Inc., a Delaware corporation, in that certain deed dated July 18, 1972, recorded August 1, 1972, in Volume M-72, Page 8495, Deed Records of Klamath County, Oregon.

SUBJECT TO: (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor. (2) Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. (3) Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water. (4) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose. (5) Rights of the public in that portion of said premises that may be included within the limits of any road, street or highway. (6) Easement for sewer line, including the terms and provisions thereof, from Great Northern Railway Company to City of Klamath Falls, Oregon, dated December 13, 1930, recorded January 13, 1931, in Deed Book 93, Page 412, records of Klamath County, Oregon. (7) Reservations and restrictions contained in deed from State of Oregon, by and through its State Highway Commission, dated April 23, 1964, recorded in Volume 352, Page 633, Deed Records of Klamath County, Oregon.

EXCEPT AS EXPRESSLY SET FORTH IN THE DEED HEREIN REFERRED TO, THE GRANTOR HEREBY WARRANTS THAT THE GRANTOR HAS FULL POWER AND AUTHORITY TO MAKE THE FOREGOING DEED, AND THAT THE SAME IS VALID AND EFFECTIVE IN ALL RESPECTS.

**Sheila Agnes LaMerrill**  
13 Park Avenue  
Petaluma, California 94952  
GRANTOR'S NAME AND ADDRESS

**Sheila Agnes LaMerrill**  
13 Park Avenue  
Petaluma, California 94952  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
**Robert J. Leahy, Esq.**  
37 Old Courthouse Sq. #312  
Santa Rosa, CA 95404  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
**Sheila Agnes LaMerrill**  
13 Park Avenue  
Petaluma, California 94952  
NAME, ADDRESS, ZIP

**STATE OF OREGON**

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 file/leaf number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer

Deputy.

100 JUN 15 AM 10 40

Vol M8bf Deeds on page 10633 .  
Fee \$ 7.00

EVELYN BIEHN  
COUNTY CLERK  
By Debra A. Gandy Deputy