

9106

T/A 38-24284-2-J
WARRANTY DEED (INDIVIDUAL)

M8 ✓ Page 1844

JACQUELINE NERBONNE, hereinafter called grantor, convey(s) to
 PATRICK MICHAEL O'CONNOR, an estate in fee simple
 of Klamath, State of Oregon, described as:

The N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 38 South, Range 11 East of the
 Willamette Meridian, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 as listed on the attached "Exhibit A" which is by this reference made a part hereof
 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 \$ 30,000.00 *

Dated this 11th day of February, 19 82

Jacqueline Nerbonne
 JACQUELINE NERBONNE

STATE OF OREGON, County of Klamath) ss.

On this 11th day of February, 19 82 personally appeared the above named
 Jacqueline Nerbonne and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me

Julia Powell
 Notary Public for Oregon

My commission expires: 2/14/85



- * 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)

Nerbonne TO
 O'Connor

After Recording Return to: AND SEND FUTURE
 TAX STATEMENTS TO:
 Mr. Patrick Michael O'Connor
 Route 1, Box 772
 Bonanza, OR 97623

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.

By _____ Title
 _____ Deputy

82 FEB 11 PM 3 41

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof,
 Dated : February 5, 1960
 Recorded : February 6, 1960 Book: 319 Page: 581
 In Favor Of : Pacific Gas Transmission Company, a California Corporation.
 (Covers Additional Property.)

Notice of location of above described easement

Dated : February 5, 1960
 Recorded : March 12, 1980 Book: M-80 Page: 4719

3. An easement created by instrument, including the terms and provisions thereof,
 Dated : July 2, 1971
 Recorded : July 12, 1971 Book: M-71 Page: 7255
 In Favor Of : Pacific Power and Light Company
 For : Electric transmission line over the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18.

4. An easement created by instrument fifteen feet wide parallel and adjacent to the North property line, reaching from Haskins Road to Lot #2004, a distance of one thousand three hundred twenty feet (1320'),

Dated : September , 1979
 Recorded : September 26, 1979 Book: M-79 Page: 22731
 In Favor Of : Robert D. and Juanita M. Damuth.

5. An easement for roadway purposes created by instrument, including the terms and provisions thereof,

Dated : February 9, 1971
 Recorded : August 14, 1979 Book: M-79 Page: 19306
 In Favor Of : Property described in instrument, Volume 79, page 19306

6. Taxes for the year 1981-82 in the amount of \$22.86, balance owing of \$15.24, plus interest. (CODE 36 MAP 3811 TL 2002)

Taxes for the year 1981-82 in the amount of \$249.18, balance owing of \$166.12, plus interest. (CODE 114 MAP 3811 TL 2002)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 11 day of Feb. A.D. 1982 at 3:41 o'clock P.M., and
 duly recorded in Vol. M 82, of Deeds on Page 1844

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce M. Biehn