

K-35673

TN

16954

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. MR Page 14722

CLARENCE KRUIT and MAETA KRUIT, Husband and Wife,

conveys and warrants to VELMA V. HARRYMAN and GILBERT N. HARRYMAN, not as tenants in common but with the right of survivorship, that is the fee shall vest in the survivor thereof,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 15, Block 17 of SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: (as stated on attached Exhibit "A")

The said property is free from encumbrances except as stated on the attached Exhibit "A".

The true consideration for this conveyance is \$ 6,000.00 (Here comply with the requirements of ORS 93.030)

Noted this 5 day of October, 19 82

Clarence Kruit

Maeta Kruit

STATE OF OREGON, County of Lane

Personally appeared the above named Clarence Kruit & Maeta Kruit

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon—My commission expires APRIL 24, 1985

WARRANTY DEED

Clarence & Maeta Kruit

GRANTOR

Velma V. Harryman

GRANTEE

Gilbert N. Harryman

GRANTEE'S ADDRESS, ZIP

After recording return to:

Velma V. Harryman

7907 N. Exeter

Portland, OR 97203

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Velma V. Harryman

7907 N. Exeter

Portland, OR 97203

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. The taxes for 1982-83 are now a lien, but not yet payable.  
NOTE: The taxes for 1981-82 are paid in the amount of \$84.34.  
(Account #2309-1330-2500-112) (Key #130316)
2. All easements of any type or nature for the transmission or distribution of water.
3. Reservations as contained in deed from The Shevlin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951, in Volume 246 page 165, records of Klamath County, Oregon, as follows: "...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there be, in addition to those hereinabove specifically set-out, created by instruments or proceedings shown by the public records of Klamath County, Oregon or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."
4. Right of Way, including the terms and provisions thereof, given by Betty Ahern to Midstate Electric Cooperative, Inc., dated June 23, 1972, recorded June 23, 1972, in Volume M-72 page 6813, Microfilm records of Klamath County, Oregon, for transmission line.
5. Building and Use Restrictions for Second Addition to River Pine Estates, dated June 23, 1972, recorded June 23, 1972 in Volume M-72 page 6815, Microfilm records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication and shown on the plat of Second Addition to River Pine Estates.
7. Easement agreement, including the terms and provisions thereof, between Edward L. Schultz et ux and Molee Garnevicus, dated November 22, 1975 and recorded January 3, 1975 in M-75 on page 110, records of Klamath County, Oregon, for well purposes.
8. Easement Agreement, including the terms and provisions thereof, between Edward L. Schultz et ux and Molee Garnevicus, dated November 22, 1975 and recorded January 3, 1975 in M-75 on page 112, records of Klamath County, Oregon, for vehicle right of way.
9. Easement Agreement, including the terms and provisions thereof, between Molee Garnevicus, and Edward L. Schultz et ux, dated November 22, 1974 and recorded January 10, 1975 in M-75 on page 418, records of Klamath County, Oregon, for vehicle right of way.

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 5 day of Nov A.D., 19 82 at 11:52 o'clock A M, and duly recorded in Vol M82, of Deeds on page 14722.

EVELYN BIEHN COUNTY CLERK

by Joyce M. Deane

Deputy

Fee \$ 8.00