

GERTRUDE AMELIA HEEGE

hereinafter called grantor, convey(s) to

JOHN NEWTON and MARILYN NEWTON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

That portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 13, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of the center line of Fishhole Creek Road as it now lies on the property.

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

See Attached Exhibit "A"

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 \$ 3,000.00.

Dated this 25th day of January, 19 83.

*Gertrude Amelia Heege*

STATE OF OREGON, County of Klamath ) ss.

On the 9th day of February, 19 83, personally appeared the above named Gertrude Amelia Heege and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

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)

Heege

TO

Newton

After Recording Return to: AND SEND ALL FUTURE TAX STATEMENTS TO:  
Mr. and Mrs. John Newton  
1312 Santa Clara Ave.  
Alameda, CA 94501

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

Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Reservations of  $\frac{1}{4}$  of all oil, gas, coal and minerals, including the terms and provisions thereof, as disclosed by instrument
 

Dated	: December 29, 1917	
Recorded	: January 17, 1918	Book: 47 Page: 546
Reserved by	: C. W. Warren	
3. A 30 foot easement for roadway purposes along the exterior boundaries of the property for the use and benefit of adjoining property owners disclosed by deed recorded March 21, 1973 in Book M-73 at page 2976, Microfilm Records, and by deed recorded September 25, 1974 in Book M-74 at page 12625, Microfilm Records.
4. An easement created by instrument, including the terms and provisions thereof,
 

Dated	: February 21, 1975	
Recorded	: February 24, 1975	Book: M-75 Page: 2212
In favor of	: Pacific Power and Light Co., a Corporation	
For	: 10 foot wide electric transmission line across NE $\frac{1}{4}$ NW $\frac{1}{4}$ and other property.	
5. Contract, including the terms and provisions thereof,
 

Dated	: May 14, 1973	
Recorded	: June 23, 1977	Book: M-77 Page: 11071
Vendor	: Francis M. Zile	
Vendee	: John P. Kernan and Sylvia L. Kernan, husband and wife	

The vendees interest in said contract was assigned by instrument

Dated	: September 28, 1978	
Recorded	: October 4, 1978	Book: M-78 Page: 22079
To	: Gertrude A. Jones Heege	

(Covers additional property)

which Contract the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Contract and Grantor holds Grantees harmless therefrom.

- 6. An easement created by instrument, including the terms and provisions thereof,
 

Dated	: May 21, 1980	
Recorded	: July 2, 1980	Book: M-80 Page: 12247
In favor of	: Pacific Power & Light Company	

(no exact location given)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 10 day of Feb. A.D. 1983 at 10:42 o'clock A.M. -  
 duly recorded in Vol. M83, of Deeds on page 2175

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce M. [Signature]