

TA 27894

MTL 12662

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 783 Page 15179

JUNE HARTMAN MARKLE, formerly OMA HARTMAN
conveys and specially warrants to JEAN S. BAILEY
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; Northwest 1/4 and the Northerly 100 feet of the Northeast 1/4 that lays west of the Pacific Northwest Bell Co. Road. RESERVING unto the grantor all geothermal rights.

SUBJECT TO:

- (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways;
- (2) Part of this property is within the boundaries of Spring Creek Irrigation Unit established by Klamath Indian Agency and is apparently (continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free of all encumbrances created or suffered by the Grantor except as set forth above.

The true consideration for this conveyance is \$ 32,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of Sept., 1983

June Hartman Markle
JUNE HARTMAN MARKLE
formerly OMA HARTMAN

STATE OF OREGON, County of San Joaquin) ss. September 1, 1983
Personally appeared the above named JUNE HARTMAN MARKLE formerly OMA HARTMAN

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

Before me: Mary McPherson
Notary Public for Oregon—My commission expires: Oct. 21, 1986
California



SPECIAL WARRANTY DEED

June Hartman Markle
Jean S. Bailey
1690 River Hill Drive
Hermiston, OR 97838
GRANTEE'S ADDRESS, ZIP

After recording return to:

MTL

NAME, ADDRESS, ZIP

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

Jean S. Bailey
1690 River Hill Drive
Hermiston, OR 97838

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

(legal description continued)

now operated by the water users. It is, therefore, subject to such uses and obligations as now have been established by such users;

(3) Reservations for State Highway, existing easements for public roads, highways, public utilities and for railroads, pipelines and any other public easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958, in Volume 301, page 246, Records of Klamath County, Oregon, and dated September 10, 1958, recorded September 10, 1958 in Volume 303, page 303, Deed Records of Klamath County, Oregon;

(4) Reservations, including the terms and provisions thereof, contained in Deeds dated July 18, 1958, recorded July 23, 1958, in Deed Volume 301, page 246, Records of Klamath County, Oregon;

(5) Transmission Line Easement, including the terms and provisions thereof, to The United States of America, recorded September 27, 1965 in Volume M65, page 2005, which provided for the Portland General Electric Company to have the right to use the easement provided for therein for access to and from its adjacent transmission line right of way;

(6) An access road easement created by instrument, including the terms and provisions thereof, dated June 20, 1967, recorded June 21, 1967, in Volume M67, page 4669, Records of Klamath County, Oregon, in favor of Pacific Northwest Bell Telephone Company;

(7) Mineral reservations, including the terms and provisions set forth in Deed from Dallas G. Givans, et ux, to Rena Ross and Jerry Lee Stephens, recorded November 10, 1964, in Deed Volume 357, page 397, Records of Klamath County, Oregon;

(8) Right of Way easement, including the terms and provisions thereof, recorded in Volume M70, page 5064, Microfilm Records of Klamath County, Oregon, from Edwin Rezendes and Rosa Rezendes, to the Pacific Power & Light Co., over and across the N 1/2NW 1/4, W 1/2 E 1/2, of Section 24 and the N 1/2 NE 1/4, SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 7th day of September A.D. 19 83 at 11:41 o'clock AM., and

duly recorded in Vol. M83, of Deeds on Page 15179.

Fee \$8.00

By Evelyn Biehn County Clerk