

28859

MT-12584
SPECIAL WARRANTY DEED Vol. 183 Page 16743

THOMAS G. SCOTT and CAROL E. SCOTT, Grantors, convey and specially warrant to DANIEL M. FOGARTY and TRACEY LEE FOGARTY, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The NE¹/₄W¹/₂S¹/₂NE¹/₄ of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT to the following exceptions:

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. Transmission line easement, including the terms and provisions thereof, recorded in Volume 250, page 285, Records of Klamath County, Oregon.
In Favor of: United States of America
For: Electric power transmission line
3. An easement as reserved in Agreement for Sale of Real Estate, recorded November 16, 1978 in Volume M78, page 25849, Microfilm Records of Klamath County, Oregon: "Reserving an easment fifteen feet wide, parallel to and touching the entire Northern boundary of said parcel; said easement being an existing dirt road and is for the express purpose of entry and exit to or from private property."
4. Nonexclusive road easement, including the terms and provisions thereof, granted to United States of America, recorded November 20, 1978 in Volume M78, page 26235, Microfilm Records of Klamath County, Oregon.
5. Subordination Agreement, including the terms and provisions thereof, recorded January 5, 1979 in Volume M79, page 483, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is the sum of \$12,500.00.

1 Special Warranty
Deed

LAW OFFICES OF
DAVID F. P. GUYETT
35 N.W. GLEN ROAD
BEND, OREGON 97701

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Until a change is requested, all tax statements shall be sent to the following address: Star Rt 1, Box 1059

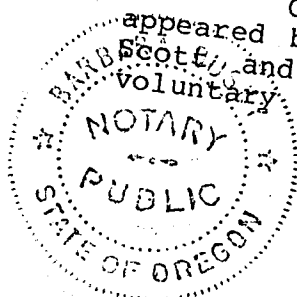
DATED this 5TH day of August, 1983.

Thomas G. Scott
Thomas G. Scott

Carol E. Scott
Carol E. Scott

STATE OF OREGON)
County of Deschutes)

On this 5th day of August, 1983, personally appeared before me the above named Thomas G. Scott and Carol E. Scott and acknowledged the foregoing instrument to be their voluntary act and deed.



Barbara Dushy
Notary Public for Oregon
My commission expires: 7-6-87

After Recording Return to:
Mr. and Mrs. Daniel Fogarty
81 Haven Ave.
Port Washington, New York 11050

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 29th day of Sept. A.D. 1983
at 1:05 o'clock P M, and duly
recorded in Vol. M 83 of Deeds

Page 16743
EVELYN BIEHN, County Clerk
By Pam Smith Deputy
Fee 8.00

2 Special Warranty
Deed

LAW OFFICES OF
DAVID F. P. GUYETT
35 N.W. GLEN ROAD
BEND, OREGON 97701