

28860

MTC-12584
WARRANTY DEED

Vol. M83 Page 16745

DANIEL M. FOGARTY and TRACEY LEE FOGARTY, husband and wife, Grantors, convey and warrant to JOHN WAYNE MILLER, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The NE¹/₄ of NE¹/₄ 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 \$36,500.00.

1 - 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:

John Wayne Miller
Star Rt. 1, Box 1059, La Pine, Or. 97739

DATED this 5th day of August, 1983.

Daniel M. Fogarty

STATE OF OREGON

County of Deschutes

Tracey Lee Fogarty
Tracey Lee Fogarty

On this 5th day of August, 1983, personally appeared before me the above named Daniel M. Fogarty and Tracey Lee Fogarty and acknowledged the foregoing instrument to be their voluntary act and deed.

Janice K. Jones
Notary Public for Oregon
My commission expires: 9-15-86

After Recording Return to:
John Wayne Miller
Star Rt. 1 Box 1059
La Pine, Or. 97739

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

on this 29th day of Sept. A.D. 19 83
at 1:05 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00

2 - WARRANTY DEED

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