

39775

## WARRANTY DEED

CLAUDIA RAE STERRITT aka CLAUDIA R. STERRITT, Grantor, conveys and warrants to MARGARET C. RUSSELL, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

"Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 690 feet; thence North 89°49' West for a distance of 690 feet to the Southeast corner of the tract herein conveyed; thence North 600 feet; thence North 89°49' West 300 feet; thence South 600 feet; thence South 89°49' East for a distance of 300 feet to the point of beginning.

## SUBJECT TO:

- 1) An easement created by instrument, including the terms and provisions thereof,  
 Recorded : March 17, 1952 Book: 253 Page: 487  
 In favor of : Pacific Power & Light Company, formerly California Oregon Power Company
- 2) An easement created by instrument, including the terms and provisions thereof,  
 Recorded : March 24, 1952 Book: 253 Page: 556  
 In favor of : Pacific Power & Light Company, formerly California Oregon Power Company
- 3) Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 4) This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$52,000.00.

DATED THIS 6<sup>th</sup> day of <sup>August</sup> ~~July~~, 1984.

STATE OF OREGON } ss.  
 County of Klamath

Personally appeared the above-named CLAUDIA RAE STERRITT aka CLAUDIA R. STERRITT and acknowledged the foregoing instrument to be her voluntary act and deed.

DATED before me this 6<sup>th</sup> day of ~~July~~, 1984.

Grantor's Name and Address  
 Claudia Rae Sterritt  
 575 E. 5900 South  
 Murry UT 84107

Grantee's Name and Address  
 Margaret C. Russell  
 3006 Sing Road  
 Klamath Falls OR 97603

*Claudia Rae Sterritt*  
 CLAUDIA RAE STERRITT aka CLAUDIA R. STERRITT

*Neal S. Buchanan*  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 12-20-85

After recording, return to:  
 Neal G. Buchanan, Attorney at Law  
 210 North Fourth Street  
 Klamath Falls OR 97601  
 Until a change if requested, all tax statements shall be sent to:  
 Margaret C. Russell  
 3006 Sing Road  
 Klamath Falls OR 97603

## WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH:ss  
 I hereby certify that the within instrument was received and filed for record on the 6th day of August A.D., 1984 at 2:36 o'clock P.M, and duly recorded in Vol M84, of Deeds on page 13551.

EVELYN BIEHN, COUNTY CLERK  
 by: *Tom Smith*, Deputy

Fee: \$ 4.00

1984 AUG 6 PM 2 36