

47410

MT 14542  
WARRANTY DEED

Vol. M85 Page 4832

BONNIE PATTERSON, formerly known as ALEDA MAE CHALMERS, Conservator of the Estate of LISA ANNE CHALMERS, Grantor, conveys and warrants to THOMAS PARTRIDGE, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

"All that portion of the SW 1/4 SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of the Oregon State Secondary Highway designated as Lake O' the Woods Highway No. 270."

Subject to the printed exceptions, exclusions and stipulations which are part of Mountain Title Company, Inc. Preliminary Report, Order No. 14542, to wit:

1. Taxes for the fiscal year 1984-1985, a lien, due and payable. Amount: \$1,225.45 plus interest; Account No.: 3606-1040-0700; Key No.: 315698
2. Taxes for the fiscal year 1983-1984, delinquent. Amount: \$1,055.77 plus interest; Account No.: 3606-1040-0700; Key No.: 315698.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. An easement created by instrument, including the terms and provisions thereof,

Dated: November 17, 1917

95 APR 2 PM 3 57

Recorded: May 23, 1922

Volume: 58 page 541, Deed Records of Klamath County,  
Oregon.

In Favor of: The United States of America

For: An easement for flowage right on the SE 1/4 of  
Section 10.

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

Dated: May 14, 1940

Recorded: May 15, 1940

Volume: 129, page 259, Deed Records of Klamath County,  
Oregon.

In Favor of: The California Oregon Power Company

For: An easement to regulate and control water.

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

Date: October 9, 1955

Recorded: November 21, 1955

Volume: 279, page 253, Deed Records of Klamath County,  
Oregon.

In Favor of: The California Oregon Power Company.

For: The transmission and distribution of electricity  
over the SW 1/4 SE 1/4 of Section 10

7. A Judgment for the amount herein stated and any other

amounts due;

Case No: 84-221-TJ

Entered: December 17, 1984

Debtor: Pyramid Motel

Creditor: Parrell Pedersen, Pedersen & Pedersen,  
Architects and Planners

Amount: \$517.50 Principal, \$50.80 Cost.

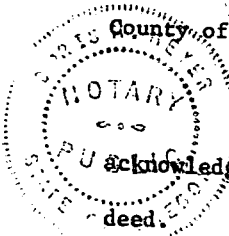
A true consideration for this conveyance is \$80,000.00.

DATED this 2<sup>nd</sup> day of April, 1985.

Bonnie Patterson  
Bonnie Patterson

STATE OF OREGON )

County of Multnomah ) ss.



Personally appeared the above named BONNIE PATTERSON and  
acknowledged the foregoing instrument to be her voluntary act and  
deed.

[Signature]  
Notary Public for Oregon

My commission expires: 9/3/87

Return:

U. A. Cassow  
555 S. E. 99th Suite 103-3 -  
Portland, OR 97216

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for  
record on the 2nd day of April A.D., 19 85 at 3:57 o'clock P.M.,  
and duly recorded in Vol. M85, of        Deeds on page 4832.

Fee: \$ 13.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy