

MYC #11255

47838

WARRANTY DEED

Vol. M85 Page 5513

VIRGINIA R. SHEARER Grantor, conveys and warrants to VIRGINIA M. SHEARER and MARY HELEN SHEARER, Grantees, the following described real property not as tenants in common, but with the right of survivorship; that is, the fee shall vest in the survivor of the Grantees situated in Klamath County, Oregon, to-wit:

The Westerly 210 feet of Lot 1 and the westerly 201 feet of the northerly 16.2 feet of Lot 2, all in Block 4 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 5 feet thereof conveyed to Klamath County for road purposes by Deed Volume 362, page 563, recorded July 1, 1965.

SUBJECT TO: Assessments, if any, due to the City of Klamath Falls for water use; the premises herein are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District; Reservations and restrictions in Deed from Essau Co. to A.L. Wishard, recorded in Vol. 76, Page 474, Deed Records of Klamath County, Oregon, to-wit: "rights of way, if any, heretofore conveyed to the United States for canals, ditches or laterals for irrigation or drainage and maintenance charges or liens for liens for water or drainage of Klamath Irrigation District; (Affects Lots 1 & 2). Reservations and restrictions as contained in Deed from A.L. Wishard and Erma M. Wishard to Jack Nelston and Anna Nelston, recorded in Volume 77, Page 410, Deed Records of Klamath County, Oregon, to-wit: "The right to enter upon and construct irrigations ditches and divert irrigation water along the property lines of the above described land is hereby reserved." (Affects Lots 1 & 2)

The said property is free of encumbrances except: as stated above...

The true consideration for this conveyance is Zero. Actual consideration for this conveyance is other than money.

Dated this 9th day of April, 1985.

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.

Virginia R. Shearer

STATE OF ~~OREGON~~ County of ~~Klamath~~ ss. APRIL ~~XXXXX~~ 9TH, 1985.  
CALIFORNIA NEVADA

Personally appeared the above named Virginia R. Shearer and acknowledged the foregoing instrument to be her voluntary act and deed.

SEAL



Before me: Camilla M. Burke  
Notary Public for ~~OREGON~~ CALIFORNIA  
My commission expires: 09-26-88

Virginia R. Shearer  
17961 Satellite Dr.

Grass Valley, CA 95945  
Grantor

Virginia M. Shearer  
Helen Shearer  
17961 Satellite Dr.  
Grass Valley, CA 95945  
Grantee

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of April, 1985, at 2:10 o'clock P. M., and recorded in book/ree1/volume No. M85, on page 5513 or as fee/file/instrument/microfilm/reception No. 47838, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Name Pam Smith Title Deputy  
By Pam Smith

After recording return to:

Virginia M. Shearer  
17961 Satellite Dr  
Grass Valley, CA 95945

Fee: \$5.00

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

Virginia M. Shearer & Mary Helen Shearer  
17961 Satellite Dr  
Grass Valley, CA 95945