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22871

SPECIAL WARRANTY DEED - STATUTORY FORM

INDIVIDUAL GRANTOR

Vol. 1485 Page 17994

HELENA L. PERRIN CONSERVATORSHIP
 conveys and specially warrants to KAREN SARTIN now known as KAREN SARTIN ALVAREZ Grantee,
 the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

The following described real property is situated in the SW 1/4 SW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 SW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian; thence south 88° 56' East, along the North line of the SW 1/4 SW 1/4 to the Westerly right of way line of the U.S.B.R. Weed drain; thence Southerly and Westerly along the Westerly and Northerly right of way line of the Weed drain to its intersection with the West line of the SW 1/4 SW 1/4; thence North 0° 04' East, along the West line of the SW 1/4 SW 1/4 to the point of beginning.

(continued on reverse) IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

The said property is free of all encumbrances created or suffered by the Grantor except

The true consideration for this conveyance is \$15,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 1st day of October, 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.

HELENA L. PERRIN CONSERVATORSHIP
 By Walter H. Bell
 Conservator

STATE OF OREGON, County of Marion ss. October 27, 1985
 Personally appeared the above named Walter H. Bell, Conservator of
 Helena L. Perrin Conservatorship and acknowledged the foregoing instrument to be his voluntary act and deed.

(Official Seal)

Before me: *Walter H. Bell*
 Notary Public for Oregon My commission expires: 6-29-86

SPECIAL WARRANTY DEED

HELENA L. PERRIN CONSERVATORSHIP	GRANTOR
KAREN SARTIN ALVAREZ	GRANTEE
2448 Madison St.	
Klamath Falls, OR 97603	

After recording return to:

REGIONAL INVESTMENT MORTGAGE
 P.O. Box 13850
 Salem, OR 97309

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of
 I certify that the within instrument was received for record on the day of , 19....., at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Deeds of said county.
 Witness my hand and seal of County affixed.

NAME

By

Deputy

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~~THE OFFICIAL MANNERS AND STATUTORY FORMS
FOR THE USE OF CHAMBERS OF COMMERCE~~

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**EXCEPTING THEREFROM any portion lying within the right of way of Washburn
way.**
SUBJECT TO: Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Klamath Irrigation District.
FURTHER SUBJECT TO: Rights of way for laterals and ditches.
FURTHER SUBJECT TO: Rights of the Public in and to that portion lying
within roads and highways.
The Public has the right to use irrigation ditch,

FURTHER SUBJECT TO: Reservations of right to use irrigation ditch, including the terms and provisions thereof, as disclosed by instrument dated April 15, 1963, recorded October 1, 1965, Book M-65, Page 2225, reserved by Marion Wickline formerly Marion Quigley and Murl Wickline, portion reserved along westerly right of way of U.S.B.R. A-3 Lateral.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____ the _____, M85
of November A.D. 1985 at 11:42 o'clock A.M., and duly recorded in Vol. M85
of Deeds on Page 17994.
Evelyn Biehn County Clerk
By *John Smith*
rec \$9.00

FEE \$9.00