

51488

WARRANTY DEED—STATUTORY FORM

Vol. M86

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O. E. LROY

conveys and warrants to ESTATE OF HELEN M. WARD

Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A tract of land in the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point 944.08 feet East of the Northwest corner of said Section 31, said Point being designated by an iron pipe driven 4 feet into the ground, thence Southwesterly parallel to the East boundary of Highway 97, a distance of 233 feet 7 inches to the true point of beginning; thence Easterly at right angles a distance of 200 feet; thence Southerly parallel to said highway a distance of 160 feet; thence Easterly at right angles a distance of 100 feet; thence Southerly parallel to said highway a distance of 120 feet; thence Westerly at right angles a distance of 300 feet; thence Northerly parallel to said highway a distance of 280 feet to the point of beginning

EXCEPTING a strip of land 20 feet wide along the entire Westerly boundary of said premises conveyed to Oregon State Highway Commission

Subject to all liens, assessments, conditions and restrictions, easements and incumbrances of record or apparent on the property, including the rights of the public in and to any portion of the property lying in any road and/or highway

The said property is free from encumbrances except

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The true consideration for this conveyance is \$ 9,200 (Here comply with the requirements of ORS 93.030)

Dated this 1 day of Nov., 19 86

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

O. E. Lroy

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on Jan 23, 19 86

by O. E. LROY

(SEAL)

Notary Public for Oregon  
My commission expires 11-1-86

WARRANTY DEED

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Re Helen M. Ward

NAME, ADDRESS, ZIP

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

Est. Helen M. Ward

P.O. Box 641

Gilchrist, OR 97737

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of May, 19 86 at 9:31 o'clock A.M., and recorded in book/reel/volume No. M86 on page 8473 or as fee/file/instrument/microfilm/reception No. 61488, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. M. Smith Deputy

Fee: \$14.00

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