

63460

ATC-M-29696

WHEN RECORDED, RETURN TO:

BOIVIN, McCOBB & UERLINGS, P.C.
110 N. Sixth Street, Suite 209
Klamath Falls, OR 97601

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STATUTORY WARRANTY DEED

The Roman Catholic Bishop of Diocese of Baker, and Successors, a Corporation Sole, for SACRED HEART SCHOOL, Grantor, conveys and warrants to NANCY J. WENDT, Grantee, a 1/4 undivided interest in real property described as follows, free of encumbrances, except as specifically set forth herein:

See Exhibit "A" which is attached hereto and incorporated by this reference.

Subject to and excepting:

1. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

3. An Easement, including the terms and provisions thereof,
Dated : May 31, 1957
Recorded : June 17, 1957
Book : 292
Page : 349
In favor of : The California Oregon Power Company, a
California Corporation
For : Electrical transmission line

4. Subject to rules and regulations of Fire Patrol District.

The true and actual consideration for this conveyance is \$10,000.

Until a change is requested, all tax statements are to be sent to the following address: Nancy J. Wendt, 826 Loma Linda Drive, Klamath Falls, OR 97601.

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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.

DATED this 27th day of June, 1986.

The Roman Catholic Bishop of
Diocese of Baker, and Successors,
a Corporation Sole for SACRED
HEART SCHOOL

BY: Thomas J. Connolly, Bishop

STATE OF OREGON
County of Klamath } ss.

On this 27th day of JUNE, 1986,
personally appeared before me the above named THOMAS J. CONNOLLY
and, being first duly sworn, did say that he is
R.C. BISHOP of THE DIOCESE OF BAKER, and he signed
the foregoing instrument on behalf of said corporation by
authority of its Board of Directors.

Charles T. Smith
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 1, 1986

EXHIBIT "A"

11962

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

A portion of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of a tract of land conveyed to Alfred Collier by Deed Recorded in Deed Volume 176 at page 371, said point being North 68° 46' East 310 feet from the Northeast corner of Block 42, HILLSIDE ADDITION; thence North 21° 14' West 1360.9 feet to a point; thence North 0° 00' East 80.6 feet to a point, thence South 68° 46' West 250 feet to a point which is the Northeasterly corner of Block 37, said Hillside Addition; thence North along the East boundary of Blocks 15 and 16 and being the East boundary of Hillside Addition, 801.6 feet, more or less, to the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence East 1320 feet, more or less, to the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence South along the East boundary of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28 to a point North 68° 46' East of the point of beginning; thence South 68° 46' West to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ July _____ A.D., 19 86 at 2:40 o'clock P M., and duly recorded in Vol. M86 day
on Page 11960
Evelyn Biehn County Clerk
By *Sheretha J. Felsch*

FEE \$18.00