

64567

MTC #5208

- WARRANTY DEED -

Vol. 186 Page 14011

CHARLES R. SHIPMAN and WANDA LEE SHIPMAN, husband and wife, Grantors, convey and warrant to JAMES M. TEPPER and GLENDA M. TEPPER, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of the SW 1/4 NW 1/4 of Sec. 12, Twp. 39 S.R. 8 E.W.M., more particularly described as follows:  
Beginning at a point which lies South 1348.93 feet from the Northwest corner of the NW 1/4 NW 1/4 of Sec. 12, Twp. 39 S.R. 8 E.W.M., thence South 89°00'26" East 384.34 feet; thence South 1003.00 feet to a point; thence North 72°14'14" West 70.34 feet to a point; thence South 40°37'42" West 155.66 feet; thence South 110 feet, more or less, to the North boundary of a tract of land deeded to the State of Oregon by and through its State Highway Commission; thence in a Westerly and Northwesterly direction to the Westerly line of the SW 1/4 NW 1/4; thence North to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens, assessments, rights of way and easements of the Westside Sanitary District; (2) Easement recorded Dec. 26, 1940 in Book 134, page 215, in favor of The California Oregon Power Company for 10 foot wide electric transmission line across S 1/2 SW 1/4 NW 1/4 of Sec. 12, Twp. 39 S.R. 8 E.W.M.; (3) Easement recorded July 23, 1945 in Book 192, page 445 in favor of Charles E. Martin et ux; (4) easement recorded March 23, 1950 in Book 237, page 489 in favor of The California Oregon Power Company for 10 foot wide electric transmission line across SW 1/4 NW 1/4 of Sec. 12, Twp. 39 S.R. 8 E.W.M.; and (5) any other easements and rights of way of record or apparent on the land.

The true and actual consideration for this transfer is Thirty Thousand and no-100ths (\$30,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to James M. & Glenda M. Tepper, P.O. Box 2093 OIT Branch, K-Falls, OR 97601.

DATED this 5th day of April, 1979.

STATE OF OREGON )

County of Klamath )

SS April 5, 1979

Charles R. Shipman

Wanda Lee Shipman

Personally appeared the above-named CHARLES R. SHIPMAN and WANDA LEE SHIPMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon

My Commission expires: 2/14/81

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

After Recording return to:  
James M. & Glenda M. Tepper  
P.O. Box 2093 OIT Branch  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ August \_\_\_\_\_ A.D. 19 86 at 10:32 o'clock A M., and duly recorded in Vol. 186 day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 14011

FEE

\$10.00

EVELYN BLEHN

By

County Clerk

Deborah L. Smith