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K-39174

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. M87 Page 5131

KNOW ALL MEN BY THESE PRESENTS, That

TERRY L. SMALL and SHARON L. SMALL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CURTIS A. HARRIS and VIOLET E. HARRIS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:  
Beginning at a point which is South 88°58' East a distance of 30.0 feet and North 0°06' East a distance of 1093.20 feet from the Southwest corner of said SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , said point also being on the East right of way line of Pine Grove Road' thence North 0°06' East, along said East line a distance of 200.64 feet; thence leaving said East line, and running South 89°30' East, a distance of 297.2 feet; thence South 0°06' West a distance of 201.11 feet; thence North 89°24' West a distance of 297.2 feet to the point of beginning.

RESERVING the East 30.0 feet for a non-exclusive road easement

See attached Exhibit A for continuation of legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

See attached Exhibit A

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 77,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of March, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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

TERRY L. SMALL

State of California  
County of Butte } ss.

On this the 25 day of March, 1987, before me,

Cindy L. Harvey

the undersigned Notary Public, personally appeared

Terry L. Small & Sharon L. Small

☐ personally known to me  
☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it.  
WITNESS my hand and official seal.

Cindy L. Harvey  
Notary's Signature



NP-3 (This area for official notarial seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: KCTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ss.  
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 TITLE

By \_\_\_\_\_ Deputy

Parcel 2:

A parcel of land in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows;

Beginning at a point which is South 88°58' East a distance of 30.0 feet and North 0°06' East a distance of 1093.20 feet from the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  and continuing North 0°06' East, along said East line a distance of 200.64 feet to the true point of beginning, said point also being on the East right of way line of Pine Grove Road; thence South 89°30' East, a distance of 297.2 feet; thence North 0°06' East a distance of 25 feet to the South line of property described in Deed Book M66 page 831; thence South 89°55' West along said South line, a distance of 297.2 feet to the East right of way line of Pine Grove Road; thence South along said East line, 25 feet, more or less, to the point of beginning.

## SUBJECT TO:

1. Liens and assessments of Klamath Project and Pine Grove Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Pine Grove Irrigation District.
3. Easement for pole line dated June 23, 1942, recorded August 1, 1942, in Volume 149 page 42, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 27th day  
of March A.D., 19 87 at 4:27 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 5131  
By Evelyn Biehn, County Clerk [Signature]

FEE \$14.00