

MSR #2182  
Vol. 187 Page 12363

12363



76851

SPECIAL WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

JEAN S. BAILEY

Grantor,  
Grantee,

conveys and specially warrants to BONNIE B. BURNS  
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 SW 1/4 NW 1/4 of Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

- (1) Rights of the public in and to any portion of the herein described premises lying within the limits of street, roads or highways.
- (2) Part of this property is within the boundaries of Spring Creek Irrigation Unit established by Klamath Indian Agency and is apparently now operated by the water users. It is, therefore, subject to such uses and obligations as now have been established by such users.

(continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except as set forth above.

The true consideration for this conveyance is \$ 14,000.00 (Here comply with the requirements of ORS 93.030)

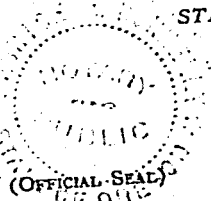
Dated this 30<sup>th</sup> day of September, 1983

*Jean S. Bailey*  
JEAN S. BAILEY

STATE OF OREGON, County of Umatilla ) ss. September 30, 19 83  
Personally appeared the above named Jean S. Bailey

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *James E. Donnelly*  
Notary Public for Oregon—My commission expires: 11-16-84



SPECIAL WARRANTY DEED

Jean S. Bailey GRANTOR  
Bonnie B. Burns GRANTEE  
10803 Minette Drive  
Cupertino, CA 95014  
GRANTEE'S ADDRESS, ZIP

After recording return to:

Bonnie B. Burns  
10803 Minette Drive  
Cupertino, CA 95014  
NAME, ADDRESS, ZIP

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

Bonnie B. Burns  
10803 Minette Drive  
Cupertino, CA 95014  
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 document/tee/file/instrument/microfilm No. \_\_\_\_\_.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

*all ed*

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- (3) Reservations for State Highway, existing easements for public roads, highways, public utilities and for railroads, pipelines and any other easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958 in Volume 301, Page 246, Records of Klamath County, Oregon, and dated September 10, 1958, recorded September 10, 1958 in Volume 303, page 303, Deed Records of Klamath County, Oregon.
- (4) Reservations, including the terms and provisions thereof, contained in Deeds dated July 18, 1959, recorded July 23, 1959 in Deed Volume 301, page 246, Records of Klamath County, Oregon.
- (5) Mineral reservations, including the terms and provisions thereof as set forth in Deed from Dallas G. Givans, et ux, to Rena Ross and Jerry Lee Stephens recorded November 10, 1964 in Deed Volume 357, Page 397, Deed Records of Klamath County, Oregon.
- (6) Transmission Line Easement, including the terms and provisions thereof, to The United States of America, recorded September 27, 1965 in Volume M65, page 2005, which provided for the Portland General Electric Company to have the right to use the easement provided for therein for access to and from its adjacent transmission line right of way.
- (7) An access road easement created by instrument, including the terms and provisions thereof, dated June 20, 1967, recorded June 21, 1967 in Volume M67, page 4669, Records of Klamath County, Oregon, in favor of Pacific Northwest Bell Telephone Company.
- (8) Right of Way easement, including the terms and provisions thereof, recorded in Volume M 70, page 5064, Microfilm Records of Klamath County, Oregon, from Edwin Rezendes and Rosa Rezendes, to the Pacific Power & Light Co., over and across the N 1/2 NW 1/4, W 1/2 E 1/2, of Section 24 and the N 1/2 NE 1/4, SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- (9) Reservations as contained in Real Estate Contract dated September 3, 1978, recorded October 2, 1978 in Volume M 78, page 21847, Microfilm Records of Klamath County, Oregon, as follows:
- "All subsurface rights have been reserved. Seller reserves a 30 foot wide meandering non-exclusive roadway easement over and across the property for agriculture, mining and timbering and all other roadway purposes."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day  
of July A.D. 19 87 at 8:36 o'clock A M., and duly recorded in Vol. M87  
of Deeds on Page 12363

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]