

82334

WARRANTY DEED Vol. 1787 Page 22017

KNOW ALL PERSONS BY THESE PRESENTS, made this 30th day of September, 1985, that RICHARD W. BLOHM, Grantor, for the consideration hereafter stated, has bargained and said and by these presents does grant, bargain, sell, and convey unto WINIFRED MENDIBOURE, A Married Person as her sole and separate property, Grantee, the following described premises in Klamath County, Oregon, to-wit:

Lot 3 and the Southwest quarter of the Northwest quarter (being Lot 2), all in Section 19, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO;

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given and Grantee assumes responsibility for all of the same.
3. Inclusion in the Klamath Project and the Malin Irrigation District and the liens, assessments, rules, regulations and easements and rights of way thereof and all laws concerning the same.
4. Reservations, restrictions and easements as contained in Patent recorded August 8, 1900 in Volume 13, page 138, Deed Records of Klamath County, Oregon.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. Right of way easement, including the terms and provisions thereof,
Dated: February 12, 1974
Recorded: February 15, 1974
Volume: M74, page 2436, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company, a Corporation
For: Wire lines
7. Building and Use Restrictions, Zoning Ordinances, Easements of Record and those apparent and common to other Real Estate in the Area.

AND ALSO SUBJECT TO THE FOLLOWING LAW:

"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." ORS 93.040

WM. GANONG
LAWYER
P.O. BOX 57
KLAMATH FALLS, OREGON
97601 - 0003
PHONE: (503) 882-7228

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The true and actual consideration for this transfer is \$90,000.00.

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TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantee, her heirs, devisees, grantees, and assigns forever.

The Grantor hereby covenants that as of this date he is the owner in fee simple of said premises; that they are free of all encumbrances except those above set forth, and that he will warrant and defend the same from all lawful claims except those above set forth, which the Grantee has agreed to take subject to.

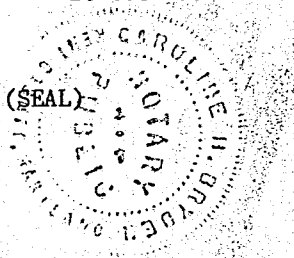
IN WITNESS WHEREOF, he has set his hand the day and year first herein written.

Richard W. Blohm
Richard W. Blohm
Richard W. Blohm

STATE OF MARYLAND)
County of *Kent*) SS

On this 12th day of September, 1985, personally appeared the above named Richard W. Blohm, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before Me:



Caroline H. Bryden
Notary Public for said State and County
My Commission Expires: July 1, 1986

Until a change is requested all Tax Statements shall be sent to the following address:

Winifred Mendiboure
P.O. Box 23
Malin, OR 97632

After recording return to:
Winifred Mendiboure
P.O. Box 23
Malin, OR 97632

WM. GANONG
LAWYER
P.O. BOX 57
KLAMATH FALLS, OREGON
97601 - 0003
PHONE: (503) 882-7223

WARRANTY DEED - Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day of December A.D., 19 87 at 12:36 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 22017.

FEE \$15.00

Evelyn Biehn, County Clerk
By *Ann Smith*