

89117

Vol. m88 Page 10902

JEAN S. BAILEY

SPECIAL WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

conveys and specially warrants to KINGSTON C. HOWARD and BERTRAM D. HOWARD, Grantor, 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 SE 1/4 NW 1/4 of Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Grantee,

SUBJECT TO:

- (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, 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)

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 30th day of

September, 1983

Jean S. Bailey
JEAN S. BAILEY



STATE OF OREGON, County of Umatilla

Personally appeared the above named Jean S. Bailey, ss. September 30th, 1983

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

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

SPECIAL WARRANTY DEED

Jean S. Bailey
Kingston C. & Bertram D. Howard
10310 A Murphy Lane
Gilroy, CA 95020

GRANTEE'S ADDRESS, ZIP

After recording return to:
Kingston C. & Bertram D. Howard
300 2nd St.
Gilroy, CA 95020

NAME, ADDRESS, ZIP

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

Kingston C. & Bertram D. Howard
300 2nd St.
Gilroy, CA 95020

NAME, ADDRESS, ZIP

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/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy

(Legal-Description-Continued)

(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) 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.

(7) Reservations as contained in Real Estate Contract dated Sept. 3, 1978 and recorded Sept. 20, 1978 in Volume M78, Page 20783, Microfilm Records of Klamath County, Oregon, to-wit:

"All subsurface rights have been reserved. Seller reserves a 30 foot wide meandering non-exclusive roadway easement over and across the property for mining, timbering and agriculture and all other roadway purposes."

JEAN S. BAILEY

Personally appeared the above named Jean S. Bailey, September 22, 1988, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Notary Public for Oregon—My commission expires:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. of July A.D., 19 88 at 10:17 o'clock A. M., and duly recorded in Vol. M88 of Deeds on Page 10902

FEE \$13.00

Evelyn Biehn, County Clerk
By Pauline Mullins

Witness my hand and seal of County of Klamath, Oregon, this 12th day of July, 1988.

Notary Public

JOHN R. HOWARD
Klamath County, Oregon
10902