

TN

253

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. 1289 Page 8503



MARIAN R. SCHLUCHTER

Grantor,

conveys and warrants to S. A. GIRARD

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

159 acres, more or less, located in the Southeast one-quarter  
of Section 35, Township 35 South, Range 14 East of the Willamette  
Meridian, including any and all merchantible timber contained thereon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except those matters set forth on reverse side hereof.

The true consideration for this conveyance is \$ 40,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 6 day of May, 1989.

Marian R. Schluchter  
Marian R. Schluchter

STATE OF OREGON, County of Klamath ) ss. May 6, 1989.

Personally appeared the above named MARIAN R. SCHLUCHTER

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

Before me:

Notary Public for Oregon—My commission expires: February 27, 1991.

(OFFICIAL SEAL)

## WARRANTY DEED

Marian R. Schluchter

S. A. Girard

GRANTOR

Post Office Box 349

GRANTEE

Oakville, California 94562

GRANTEE'S ADDRESS, ZIP

After recording return to:

S. A. Girard

Post Office Box 349

Oakville, California 94562

NAME, ADDRESS, ZIP

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

S. A. Girard

Post Office Box 349

Oakville, California 94562

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment 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/tile/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

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

11  
PH 2  
15  
MAY 1989

8504

EXCEPTIONS TO WARRANTY DEED BETWEEN MARIAN SCHLUCHTER AND S. A. GIRARD DATED  
MAY 16, 1989.

1. No easement of record exists benefiting the property being purchased from Road 3411.
2. Rights of the public to the north fork of the Sprague River.
3. The provisions of the Wild and Scenic River Legislation recently passed by Congress.
4. Rights of the North Fork Ditch Company to inspect and maintain their ditch which passes through the property being purchased. Rights to said ditch water are not appurtenant to the subject property.
5. F.R.-FOREST RANGE zoning requirements and regulations by Klamath County applicable to the subject property.
6. Right of ingress or egress from NFR - Road 3411.
7. Any personal property or structures or fencing on the property is conveyed hereby and accepted in its "as is, where is" condition.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 16th day  
of May A.D., 19 89 at 2:11 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 8503.  
Evelyn Biehn County Clerk  
By Dorlene Mullins

FEE \$13.00