

OK

6295

WARRANTY DEED - STATUTORY FORM Vol. m89 Page 19257

FRANKLIN S. RUSSELL AND NICHOLAS E. RUSSELL  
INDIVIDUAL GRANTOR

conveys and warrants to HAL B. HEIDEMAN AND JACQUELINE E. HEIDEMAN AS HUSBAND AND WIFE Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit: S1/2S1/2W1/2NW1/4SW1/4 (Lot 24) in Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;

2508-1000-3800 160104

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 7,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5 day of October, 1989

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.

FRANKLIN S. RUSSELL

NICHOLAS E. RUSSELL

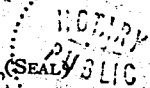
STATE OF OREGON, County of Lane

This instrument was acknowledged before me on

FRANKLIN S. RUSSELL

AND NICHOLAS E. RUSSELL

October 5, 1989



Notary Public for Oregon

My commission expires 7-4-91

## WARRANTY DEED

FRANKLIN S. RUSSELL

HAL B. HEIDEMAN

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

HAL B. HEIDEMAN

JACQUELINE E. HEIDEMAN

448 Greenfield

Eugene, OR 97404

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

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

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

89 OCT 11 AM 11 37

Taxes for 1989-90 are now a lien but not yet payable.

NOTE: Taxes for 1988-89 are paid in the amount of \$96.57

Account No. 2508-1000-3800 Key: 160104

19258  
6858

Reservations and restrictions, including the terms and provisions thereof, as contained in the Deed from Klamath Lumber & Box Company, Inc., to Forrest Wagniere, dated May 26, 1965, recorded June 14, 1965, in Volume 362 page 282, Deed records of Klamath County, Oregon, as follows: "It is agreed between the parties hereto that there is excepted and reserved from the sale herein made all the fissionable materials and mineral, oil and gas rights on the property hereinabove described, they forming no part of this conveyance."

Easement for roadway purposes as disclosed by Deed from John M. Schoonover and Arba F. Schoonover to Nicholas E. Russell & Franklin S. Russell, dated January 23, 1973, recorded January 26, 1973, in Volume M73 page 1011, Deed records of Klamath County, Oregon, as follows: "Subject to a 15 foot easement along the North boundary and the South boundary for mutual roadway and all other roadway purposes. Subject to a 20 foot wide easement for power utility use."

STATE OF OREGON,

County of Deschutes

ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 27th day of September, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Franklin S. Russell

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

YVONNE M. FROST

My Commission expires

NOTARY PUBLIC STATE OF OREGON

MY COMMISSION EXPIRES OCT. 7, 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 11th day of Oct. A.D., 19 89 at 11:37 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 19257

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore