

m9c 22596

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JEAN C. LEWIS, a single woman, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN D. O'CONNOR and JOANNE O'CONNOR, husband and wife, not as tenants in common but with the right of survivorship, as to an undivided one-half interest, and JAMES B. O'CONNOR and RHONDA G. O'CONNOR, husband and wife, not as tenants in common but with the right of survivorship, as to an undivided one-half interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the N $\frac{1}{2}$ S $\frac{1}{2}$ of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Southern Pacific Railroad right of way and East of the centerline of the U.S.B.R. "C" Canal.

Also that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying East of the centerline of the U.S.B.R. "C" Canal.

SUBJECT TO restrictions, reservations, easements and rights of way of record and those apparent on the ground, including, but not necessarily limited to, those specifically described on Exhibit "A," attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD THE SAME unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those set forth on Exhibit "A," and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$54,600.00.

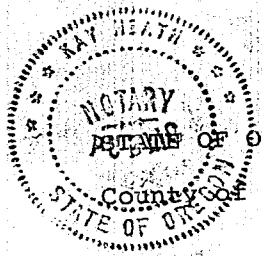
89 DEC 12 PM 4 05

In construing this deed and where the context so requires, the singular includes the plural.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

WITNESS grantor's hand this 11th day of December, 1989.

Jean C. Lewis
Jean C. Lewis, Grantor



)
) ss.
) County of Klamath

PERSONALLY APPEARED BEFORE ME this 11th day of December, 1989, the above named Jean C. Lewis and acknowledged the foregoing instrument to be her voluntary act and deed.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 5-13-90

Grantor's Name and Address:

Jean C. Lewis
P. O. Box 82
Merrill OR 97633

After Recording Return to:

James B. O'Connor
5537 Sturdivant Street
Klamath Falls OR 97603

Grantee's Name and Address:

John D. O'Connor and
Joanne O'Connor, H&W;
James B. O'Connor and
Rhonda G. O'Connor, H&W
5537 Sturdivant Street
Klamath Falls OR 97603

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

James B. O'Connor
5537 Sturdivant Street
Klamath Falls OR 97603

EXHIBIT "A" - WARRANTY DEED
Grantor: Lewis
Grantee: O'Connor

24003

SUBJECT TO:

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The assessment roll and the tax roll disclose that 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.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Upper Van Brimmer Drain District.

An easement created by instrument, subject to the terms and provisions thereof;
As disclosed by deed;
Recorded: April 3, 1928
Volume: 48, page 411, Deed Records of Klamath County, Oregon
For: Irrigation Ditch

Agreement, subject to the terms and provisions thereof,
Recorded: June 22, 1927
Volume: 75, page 608, Deed Records of Klamath County, Oregon
Between: Charles W. Lewis and the United States of America

An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 20, 1929
Recorded: July 1, 1929
Volume: 87, page 415, Deed Records of Klamath County, Oregon
From: Clyde Bradley
To: California Oregon Power Company

An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 20, 1929
Recorded: July 1, 1929
Volume: 87, page 416, Deed Records of Klamath County, Oregon
From: C.W. Lewis
To: California Oregon Power Company

An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 10, 1969
Recorded: March 25, 1969
Volume: M69, page 2152, Microfilm Records of Klamath County, Oregon
From: Thelma Janssen, Phelps Lewis and Beulah Lewis
To: Pacific Power and Light Company

An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 17, 1969
Recorded: March 25, 1969
Volume: M69, page 2153, Microfilm Records of Klamath County, Oregon
From: Arline Lewis
To: Pacific Power and Light Company

Subject to the rules and regulations of the Klamath County Land Development Ordinance No. 45.

5004S

24004

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Dec. A.D., 19 89 at 4:05 o'clock P. M., and duly recorded in Vol. M89
of Deeds on Page 24001
By Evelyn Biehn County Clerk
Pauline Mullender

FEE \$23.00