Vol. mg Page 24001

8951

02

 \sim

E

83

MQC 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 Klamathard State of Oregon, described as follows, to-wit:

That portion of the N½S½ 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 SE₂SW₂ 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.

24002

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 INSTRU-MENT, 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 $1/\frac{11}{2}$ day of December, Lewis, Grantor Jean C.

County of Klamath)

EOF

SS.

)

<u>11</u>2 December, 1989, the above named Jean C. Lewis and acknowledged the foregoing instrument to be her voluntary act and deed.

Nav A NOTARY PUBLIC FOR OREGON My Commission expires: 5-13-90

After Recording Return to:

James B. O'Connor

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

Klamath Falls OR 97603

Grantor's Name and Address:

Jean C. Lewis

1989. NEATHING STAN

NOTARY

· · · · ·

PETATE OF OREGON

P. O. Box 82

Merrill OR 97633

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 Studivant Street

Klamath Falls OR 97603

5537 Sturdivant Street

20065

EXHIBIT "A" - WARRANITY 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. the land becomes disgualified for the special assessment under the If statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disgualification is not timely

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

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

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 terns and provisions thereof; As disclosed by deed; Recorded: April 3, 1918 Volume: 48, page 411, Deed Records of Klamath County, Oregon

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 To: California Oregor 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 To: California Oregon Power Company

An easement created by instrument, subject to the terms and provisions thereof, Dated: Harch 10, 1969 Recorded: March 25, 1969 Volume: M69, Page 2152, Microfiln 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.

SCIODS

24004

ser entrate

CERT TRANSFORMER : CONTRACT Line : Contract Contraction : Contract

STATE OF OREGON: COUNTY OF KLAMATH: SS.

_ dav 12th $_{-}$ the $_{-}$ Mountain Title Co. A.D., 19 _8!) at _4:05 o'clock _ P_M., and duly recorded in Vol. _M89 Filed for record at request of _ _ on Page _____24001 Dec. of _ Deeds Evelyn Biehn County Clerk of _____ By Dauline Mulindere FEE \$23.00 记录网络副门语 自我已经编辑的 and ou pur today that a stand to had the of a total data and friefless hat he head i searce was have search illent diring in it. Joshigi isaa ib Laboration Strengthe Satisfies Bus small and Delider . near states 2 house in in initial ne CONTRACTOR STORES the base sets at Volume and Arrivel and Arrivel Volume and Arrivel Arrively Volume arrivel arrively nogoro yindlo Herald S about the 1 0 1 m lie an end eite at road Sala angel and an are due i dreas toe brai gusto att pa fortang i ana maga but di bi para a di carana i un 1996年,1997年—1997年,1997年 李嘉山武士武王、李建立公司李嘉臻 1.54.54位 areas for source Stall, Lyint Heittones tettert kritter ind⊄ in uport croniton duemain it is this of bood The state of the s his antill and (at faeldus (anonus, int the ness to a could no growle ins the total Dated: Arth 20, 4920 :befcC Ange egen nogen 6 (Mollage Strangel) 20 anno 20 a Anno 20 10.6 3025 MARIALO LEVICE ACTOR STATUTATION LED TO line served and an isas due la reurisens ind busher several in a Provisions states States Recorned a states norgano (1000 di 10 di 10 de do construit (10 de 10 Norse de la construit (10 de 10 de Cattle de la forta Lygn Cattle de la forta Lygn L'het de constant Statut de la forta de la forta de novens (government) novens (government) states in end (government) government) s Here and the second s