

30414

WARRANTY DEED (INDIVIDUAL)

Vol. 1991 Page 10929

DOUGLAS R. PHILLIPS and SHARON C. PHILLIPS, husband and wife  
JAMES F. SNOOK and LORETTA J. SNOOK, husband and wife  
hereinafter called grantor, convey(s) to  
of Klamath, State of Oregon, described as:

The North one-half of that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 16 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 17, Township 35 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the main channel of Mill Creek.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 37,500.00 . \*

Dated this 12th day of September, 19 84.

X Douglas R. Phillips  
Sharon C. Phillips

WASHINGTON  
STATE OF OREGON, County of King ) ss.

Douglas R Phillips September 30, 19 84 personally appeared the above named instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Elena J. Bailey  
Notary Public for Oregon - Wash  
My commission expires: 5/21/88

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.  
\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Douglas R. Phillips  
Sharon C. Phillips  
TO

James F. Snook  
Loretta J. Snook

After Recording Return to:

James F. Snook  
27226 Rocky Fl Rd  
Klamath Falls, OR 97601

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 \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

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

## EXHIBIT "A"

SUBJECT TO:

10930

1. Taxes for the year 1982-83 delinquent.  
Taxes for the year 1983-84 delinquent.  
Taxes for the year 1984-85 payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Reservations as set forth in Land Status Report recorded February 16, 1959 in Book 309 at page 558, Deed Records of Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof,  
Dated : September 17, 1965  
Recorded : September 29, 1965 Book: M-65 Page: 2129  
In favor of : United States of America  
For : A transmission line over the East part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 16
5. An easement created by instrument, including the terms and provisions thereof,  
Dated : February 21, 1966  
Recorded : April 20, 1977 Book: M-66 Page: 3508  
In favor of : Portland General Electric Company  
For : Transmission line over the East part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 16
6. Right of way option, including the terms and provisions thereof, dated April 10, 1978 in Book M-78 at page 16179, Microfilm Records, between Richard L. Hanlin and Wilma L. Hanlin and Robert Jackson and Isabel S. Jackson, Robert W. Cowbrough and Lonnie L. Brooks and Pacific Power & Light Company. (No exact location given)
7. Any uncertainty as to the exact location of the center line of the Main Channel of Mill Creek.
8. An easement created by instrument, including the terms and provisions thereof,  
Dated : October 10, 1979  
Recorded : December 13, 1979 Book: M-79 Page: 28723  
In favor of : Pacific Power & Light Company, a corporation  
For : Electric transmission and distribution lines (over a portion of said land)
9. As disclosed by the assessment and tax roll, the premises herein have been specially assessed as forest land. If the land becomes disqualified for this special assessment under the statute, an additional tax plus interest may be levied for the last five years or lesser number of years in which the land was subject to this special land use assessment.
10. Classification of the within property as reforestation land requiring payment of an annual forest fee and a yield tax when timber is cut.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

James F. Snook

on this 10th day of June A.D., 19 91  
at 4:33 o'clock PM and duly recorded  
in Vol. M91 of Deeds Page 10929  
Evelyn Biehn County Clerk

By Dorlene Mullendore

Deputy.

Fee, \$33.00

