

34158

Vol. 91 Page 17737

WARRANTY DEED

(Statutory Form)

James J. GLESSNER, Grantor, conveys and warrants to MICHAEL LEROY REYNOLDS and JULIA REYNOLDS, husband and wife, Grantees, the following described real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth below:

The NE1/4NW1/4 of Section 20, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

ALSO SUBJECT TO reservations as contained in Deed to Restricted Indian Land, recorded in Volume 289, page 489, Records of Klamath County, Oregon, as follows:

"Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroad and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water are hereby reserved, in trust, to the grantors pursuant to the provisions of the Act of August 13, 1954 (63 Stat. 720)."

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

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THE TRUE AND ACTUAL CONSIDERATION for this conveyance is
 TWENTY-TWO THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS
 (\$22,250.00).

DATED this 29th day of Sept, 1987.

James J. Glessner
 James J. Glessner

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 29th day of Sept, 1987, by James J. Glessner.

Pamela Spence
 NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/16/11

GRANTORS NAME AND ADDRESS:

James J. Glessner

HC Box 564 B

Chiloquin OR 97624

GRANTEES NAME AND ADDRESS:

Michael Leroy Reynolds

Julia Reynolds

P O Box 1722

Klamath Falls OR

AFTER RECORDING, RETURN TO:

Michael Leroy Reynolds

Julia Reynolds

PO Box 1722

Klamath Falls, OR 97601

Until a Change is Requested,
 Tax Statements Should be Sent
 To:

Michael Leroy - Julia Reynolds

PO Box 1722

Klamath Falls OR 97601

STATE OF OREGON)

) ss.

County of Klamath)

I certify that the within in-
 strument was received for
 record on the 5th day of
Sept., 1991, at
2:54 o'clock p.M., and
 recorded in Book M91 on
 Page 17737 or as File Reel
 Number 34158, Record of
 Deeds of said County.

WITNESS my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 Recording Officer

By: Pauline Mendenhall
 Deputy

Fee \$33.00