

34578

CAROL WENZL

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

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conveys and warrants to CHRISTOPHER H. KELLY

Grantor, the following described real property free of encumbrances except as specifically set forth herein situated in CLATSOP County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

and more particularly described by and contained in a certain deed of conveyance recorded in the public records of Clatsop County, Oregon, to-wit: Book 12, Page 12345.

TAX # 23-10-27-3100, Key No. 137814

(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 \$ 34,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10 day of Sept, 1991

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.

Carol Wenzl
CAROL WENZL

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 10, 1991

by CAROL WENZL

Carol E. Doran

Notary Public for Oregon

My commission expires 10-6-93

WARRANTY DEED

<u>CAROL WENZL</u>	GRANTOR
<u>CHRISTOPHER H. KELLY</u>	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
<u>CHRISTOPHER H. KELLY</u>	
<u>143 SAN MARINO AVE.</u>	
<u>VALLEJO, CA 94588</u>	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
<u>SALE AS ABOVE</u> <u>810288VV</u>	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDING'S USE

STATE OF OREGON,

County of Deschutes ss.

I certify that the within instrument was received for record on the 10 day of Sept, 1991, at 10 o'clock M, and recorded in book/reel/volume No. 18501 on page m97 or as fee/file/instrument/microfilm/reception No. 18501, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Carol E. Doran Deputy

291 SEP 13 PM 12 13

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1. 1991/92 Taxes, a lien not yet due and payable.
2. Mobile Home taxes for the fiscal year 1991-1992, a lien not yet due and payable.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, road or highways.
4. Reservations and restrictions contained in deed executed by Rolling E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954, in Deed Volume 268, page 209, record of Klamath County, Oregon as follows:

"Saving and except; it is agreed that the sellers retain an undivided half interest in all of the minerals, oil and gas rights on the premises, together with the privilege of ingress and egress for the purposes of taking and removing the same."

5. Easement for 30 foot road along the East side as disclosed by Deed recorded March 4, 1975, in Deed Volume M75 page 2491, Microfilm records of Klamath County, Oregon.
6. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: July 17, 1988
 Recorded: October 7, 1988
 Volume: M88, page 18818, Microfilm Records of Klamath County, Oregon
 In favor of: Midstate Electric Cooperative Inc.
 For: Electric line right of way easement
7. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 306 O.R.S.

JAMES JORDAN

JAMES JORDAN
CHRISTOPHER H. KELLYCHRISTOPHER H. KELLY
JAMES JORDAN
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EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in the W 1/2 SE 1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South quarter corner of Section 27; thence North 00 degrees 13' 02" West, 332.46 feet; thence East 662.39 feet; thence South 00 degrees 17' 12" East 329.89 feet; thence South 89 degrees 46' 39" West 662.79 feet to the point of beginning.

SUBJECT TO a 30 foot easement along the East side.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day
of Sept. A.D., 19 91 at 12:13 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 18501

Evelyn Biehn -County Clerk

By

Dorlene Mulender

FEE 38.00