

NE 47204

MTC # 27932
WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 192 Page 14892

ROGER I. HELLIWELL AND DOROTHY J. HELLIWELL, as tenants by the entirety

Grantor,

conveys and warrants to ROGER D. GRADY AND JULIE A. GRADY, husband and wife

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
 THE W1/2 NE1/4 NW1/4 of Section 13, Township 23 South, Range 9 East of the
 Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to
 Klamath County for road purposes, recorded March 4, 1985 in Volume M65 at page 3204,
 Microfilm Records of Klamath County, Oregon.

TAX ACCT. NO. 2309 01300 00600

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 12,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of July, 1992

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED 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.

ROGER I. HELLIWELL

DOROTHY J. HELLIWELL

STATE OF OREGON, County of Douglas

This instrument was acknowledged before me on July 1, 1992

ROGER I. HELLIWELL DOROTHY J. HELLIWELL

SHARI ENGELS
 NOTARY PUBLIC - OREGON
 My Commission Expires 4/18/94

Shari Engels
 Notary Public for Oregon
 My commission expires 4/18/94

WARRANTY DEED

ROGER I. HELLIWELL

GRANTOR

ROGER D. GRADY

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROGER D. GRADY

JULIE A. GRADY

P.O. BOX 484

WALDFORT, OR 97384

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11207CN

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

SS.

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

1. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, additional tax may be levied.

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

3. ~~An easement created by instrument, subject to the terms and provisions thereof,
Dated: November 7, 1980~~

~~Recorded: November 14, 1980~~

~~Volume: M80, page 22281, Microfilm Records of Klamath County, Oregon~~

~~In favor of: Keith Leavitt and Mary Ann Leavitt, husband and wife and Trevor K. Russell and Vivian Russell, husband and wife.~~

~~For: Non-exclusive Easement~~

4. ~~An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 5, 1980~~

~~Recorded: November 14, 1980~~

~~Volume: M80, page 22285, Microfilm Records of Klamath County, Oregon~~

~~In favor of: Estate of Robert L. Helliwell, deceased~~

~~For: Non-exclusive Easement~~

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of July A.D. 19 82 at 11:42 o'clock A. M., and duly recorded in Vol. M92,
of Deeds on Page 14892.

Evelyn Biehn, County Clerk

By Pauline M. Williams

FEE \$35.00