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FORM No. 962—WARRANTY DEED—STATUTORY FORM (Individual Grantor). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

No. 47204 MTC #27932 Vol m92 Page 14892

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

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

Grantor,

conveys and warrants to ROGER D. GRADY AND JULEE 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 M85 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 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.

ROGER T. HELLIWELL

DOROTHY J. HELLIWELL

STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on July 1, 1992

by ROGER T. HELLIWELL, DOROTHY J. HELLIWELL

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

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

WARRANTY DEED

ROGER T. HELLIWELL — GRANTOR
ROGER D. GRADY — GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:
ROGER D. GRADY
JULEE A. GRADY
P.O. BOX 484
WALDPORT, OR 97394
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of)

I certify that the within instrument 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/instrument/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 92 at 11:42 o'clock A M., and duly recorded in Vol. M92, of Deeds on Page 14892.

Evelyn Biehn, County Clerk
By Darleen Hillestad

FEE $35.00