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47241

## WARRANTY DEED—STATUTORY FORM

Vol. 92 Page 14953

BEVERLY ANN WALTER BROSTOSKI

Grantor,

conveys and warrants to WAYNE F. VERMEULEN and GEARLDINE F. VERMEULEN, husband and wife

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

That portion of the W 1/2 E 1/2 SW 1/4 SE 1/4 of Section 24, Township 32, South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center thread of the Williamson River.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE  
The said property is free from encumbrances except See attached sheet

The true consideration for this conveyance is \$30,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of October, 1984

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.

Beverly Ann Walter Brostoski  
BEVERLY ANN WALTER BROSTOSKI

STATE OF OREGON, County of Oregon ) ss.

Personally appeared the above named Beverly Ann Walter Brostoski

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon—My commission expires: 1/13/85

(OFFICIAL SEAL)

## WARRANTY DEED

BEVERLY ANN WALTER BROSTOSKI  
WAYNE & GEARLDINE VERMEULEN

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WAYNE & GEARLDINE VERMEULEN  
2180 Ceylon Ct.  
San Jose, CA 95122

NAME, ADDRESS, ZIP

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

WAYNE & GEARLDINE VERMEULEN  
2180 Ceylon Ct.  
San Jose, CA 95122

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1984, 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

## EXCEPTIONS CONTINUED:

2. Subject to all subsurface rights except water, to the heirs of Virgil Wilson, their heirs and assigns as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971 in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.

3. Subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901 as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971 in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.

4. An easement created by instrument, including the terms and provisions thereof:

Dated: July 17, 1972  
 Recorded: January 22, 1976  
 Volume: M76, page 1098, Microfilm Records of Klamath County, Oregon  
 For: 60 foot roadway for ingress and egress over the Northerly boundary

5. Real Estate Contract, including the terms and provisions thereof:

Dated: December 4, 1978  
 Recorded: December 4, 1978  
 Volume: M78, page 27779, Microfilm Records of Klamath County, Oregon  
 Vendor: Charles C. Short and Eunice J. Short, husband and wife  
 Vendee: Erich J. Walter and Beverly A. Walter, husband and wife

6. An easement created by instrument, including the terms and provisions thereof:

Dated: May 17, 1983  
 Recorded: September 13, 1983  
 Volume: M83, pages 15542, 15585, 15586, Microfilm Records of Klamath County, Oregon  
 In Favor of: Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation  
 For: Telephone Line Right Of Way Easement

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day  
 of July A.D. 1992 at 9:13 o'clock A. M. and duly recorded in Vol. M92,  
 of Deeds on Page 14953

Evelyn Biehn County Clerk

By Carolee Mullins

FEE \$35.00