

1888

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. DWYER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HELEN H. DWYER
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,
to-wit: All that part of the North one-half of Tract 30, and all that part of Tracts
31 and 32 of Altamont Small Farms in Section 15, Township 39 South, Range 9 East of
the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly
of a line parallel with and distant 100 feet Southwesterly measured at right angles
from the center line of the main track of the railway of the Great Northern Railway
Company as now located and constructed, said center line being more particularly
described as follows: Beginning at a point on the Northerly boundary of said Section
15, distant 412.2 feet Easterly from the Northwest corner thereof; thence Southeasterly
along a straight line making a Southeasterly included angle of 41°02' with said
Northerly boundary, a distance of 6,629.8 feet, more or less, to an intersection with
the Easterly boundary of said Section 15, at a point distant 726.4 feet Northerly from
the Southeast corner thereof. (Over)

07-27-93P02:04 RCVD

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is
lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as within
stated.

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

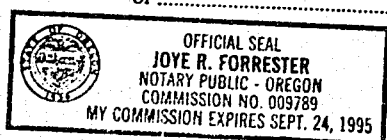
In construing this deed, where the context so requires, the singular includes the plural and all grammatical
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of JULY, 1993,
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
duly authorized to do so by order of its board of directors.

William E. Dwyer

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.

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on July 26, 1993,
by WILLIAM E. DWYER
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____



Joye R. Forrester
Notary Public for Oregon
My commission expires 9-24-1995

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	<u>Helen H. Dwyer</u> <u>442 Michigan Ave</u> <u>Klamath Falls, OR 97601</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):	<u>Helen H. Dwyer</u> <u>442 Michigan Ave</u> <u>Klamath Falls, Oregon 97601</u>

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
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.
Witness my hand and seal of
County affixed.
By _____ NAME _____ TITLE _____
Deputy.

35-00

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 SAVING AND EXCEPTING from the above-described premises, that portion thereof conveyed by the Great Northern Railway Company to Klamath County, a political subdivision of the State of Oregon, by deed dated October 12, 1942, recorded September 11, 1944, in Book 168 at page 557, Deed Records of Klamath County, Oregon.

FURTHER EXCEPTING all that part of Tracts 30, 31 and 32 of ALTAMONT SMALL FARMS lying between the Southwesterly right of way line of the Great Northern Railway Company and a line parallel with and distant 25 feet Southwesterly, measured at right angles, from said Southwesterly right of way line.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

NOTE: 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 27th day
 of July A.D. 19 93 at 2:04 o'clock P. M., and duly recorded in Vol. M93
 of Deeds on Page 18283.

FEE \$35.00

Evelyn Biehn, - County Clerk

By Pauline Mullendore