



ATC 39974  
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
NORBERT D. THOMPSON  
DONNA L. THOMPSON

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RANDY F. SAGER AND PATRICIA L. SAGER, HUSBAND AND WIFE  
hereinafter called grantor, convey(s) to NORBERT D. THOMPSON AND  
DONNA L. THOMPSON, HUSBAND AND WIFE hereinafter called Grantee,  
all that real property situated in the County of KLAMATH, State  
of Oregon, described as:

That portion of NE 1/4 SE 1/4 Section 17, Township 40 South,  
Range 10 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon, lying Southwesterly of the right of  
way of the Great Northern Railway. LESS AND EXCEPT that portion  
lying within Hill Road.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein  
described premises lying within the boundaries of roads or  
highways.

2. Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and canals, of  
Klamath Basin Improvement District."

Subject to the terms and provisions of that certain  
instrument recorded July 24, 1970 in Volume M-70 AT PAGE 6L87 AS  
"Notice to persons intending to Plat lands within the Klamath  
Basin Improvement District."

3. Terms and provisions in conveyances to Great Northern  
Railway Company, dated May 25, 1931, recorded May 25, 1931 in  
Book 95 at page 352, and also one dated May 20, 1931, recorded  
May 25, 1931 in Book 95 at page 346, Deed Records, and one dated  
June 1, 1951, recorded July 6, 1951 in Book 11 at page 37,  
Miscellaneous Records of Klamath County, Oregon.

4. Easement, including the terms and provisions thereof:  
Dated: July 24, 1933 Recorded: August 10, 1933  
Book: 101 Page: 330  
Dated: August 17, 1939 Recorded: September 26, 1939  
Book: 124 Page: 488

5. Easement, including the terms and provisions thereof:  
In favor of: United States of America  
Recorded: July 1, 1921 Book: 37 Page 401  
Dated: November 30, 1915 Recorded: December \_\_\_\_, 1915  
Book: 45 Page: 233

6. Agreement, including terms and provisions thereof:  
Regarding: Furnishing irrigation water  
With: United States of America  
Dated: December 26, 1931 Recorded: January 14, 1932  
Book: 96 Page: 522

7. Trust Deed, including the terms and provisions thereof to  
secure the amount noted below and other amounts secured  
thereunder, if any:

Grantor: Randy F. Sager and Patricia L. Sager, husband and wife  
Continued on next page

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Trustee: Klamath County Title Co.  
Beneficiary: Town and Country Mortgage, Inc., An Oregon Corporation  
Dated: March 20, 1986 Recorded: March 28, 1986  
book: M-86 Page: 5041 Amount: \$31,814.00

The Beneficial interest thereunder was assigned:  
To: Peoples Mortgage Company, A Washington Corporation  
Recorded: March 28, 1986 Book: M-86 Page: 5045  
SAID TRUST DEED AND NOTE, THE GRANTOR HEREIN AGREES TO HOLD  
GRANTEE HARMLESS THEREFROM.

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$36,750.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 22nd day of June, 1988.

Randy F. Sager  
RANDY F. SAGER

Patricia L. Sager  
PATRICIA L. SAGER

STATE OF OREGON, County of KLAMATH)ss.

June 23, 1988

Personally appeared the above named RANDY F. SAGER AND PATRICIA  
L. SAGER and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Sandra Handreter  
Notary Public for OREGON  
My Commission Expires: 7-23-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of Aug. A.D., 19 93 at 3:43 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 19124

FEE \$35.00

Evelyn Biehn County Clerk  
By Danielle S. Biehn