

82431

06-08-94P01:51 RCVD

MTC 1396-1069  
MTC COLL 5556

Vol 194 Page 17975

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARY J. WARMEE as to an undivided 1/3 interest, and MARY J. WARMEE as Trustee for Candice R. Warmee and Brandy E. Warmee as to an undivided 2/3s interest, Grantor, and GARY F. HARLAN and LINDA HARLAN, husband and wife, Grantee, the following described real property free of encumbrances except as specifically set forth herein in Klamath County, State of Oregon:

See "Exhibit A" attached hereto and incorporated by reference herein.

The true consideration for this conveyance is \$110,000.00; which is the whole of the consideration.

DATED THIS 30<sup>TH</sup> day of August, 1983.

*Mary J. Warmee*  
*Mary J. Warmee as Trustee*  
MARY J. WARMEE and MARY J. WARMEE  
as Trustee for Candice R. Warmee  
and Brandy E. Warmee

STATE OF OREGON       )  
County of Klamath    ) ss.

Personally appeared the above-named WARMEE J. WARMEE and MARY J. WARMEE as Trustee for Candice R. Warmee and Brandy E. Warmee; and acknowledged the foregoing instrument to be her voluntary act and deed.

DATED before me this 30<sup>TH</sup> day of August, 1983.

*Susan C. Latyk*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-2-86

Grantor's Name and Address

Mary J. Warmee

Grantees' Name and Address

Gary F. and Linda Harlan

After recording, return to:

GARY F. & LINDA HARLAN  
3515 Washburn Way  
Klamath Falls, OR 97601

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

SAME - NO CHANGE

MOUNTAIN TITLE COMPANY, Inc. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

WARRANTY DEED

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, Klamath County Deed Records; thence South 00° 02' 15" East along the Easterly right of way line of Washburn Way a distance of 483.76 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South 00° 02' 15" East along the Easterly right of way line of Washburn Way a distance of 283.76 feet to a 5/8 inch iron pin; thence South 89° 24' 20" East parallel with Laverne Avenue a distance of 175.00 feet; thence North 00° 02' 15" East parallel with Washburn Way a distance of 284.05 feet to a 5/8 inch iron pin; thence North 89° 30' 00" West parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to the true point of beginning of this description.

EXCEPTING THEREFROM the North 30 feet deeded to Washburn Enterprises by Deed recorded October 5, 1973 in Volume M73 at Page 13486, Deed records of Klamath County, Oregon.

FURTHER SUBJECT TO:

- 1) Easement, including the terms and provisions thereof, for ditches, canals, and pipelines as reserved in a deed from Western Cities Company to H. M. Mallory, et al, dated August 16, 1948, recorded September 15, 1948 in Book 225 at page 91, Deed Records, for ditches, canals and pipelines over, under or across, for purpose of diverting and delivering water for irrigation and domestic use of adjoining property.
- 2) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 23, 1973 in Book M73, page 9421.
- 3) An easement created by instrument, including the terms and provisions thereof,
 

Dated	:	February 26, 1972	
Recorded	:	July 23, 1973	Book: M 73 Page: 9421
In Favor Of	:	Harry R. Waggoner et ux., et al.	
For	:	30 foot public roadway parallel and adjacent to the Northerly boundary of said parcel	
- 4) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 5) Contract, including the terms and provisions thereof,
 

Dated	June 14, 1979	
Recorded	June 15, 1979	Book: M 79 Page: 14150
Vendor	Roger D. Babcock and Laurena J. Babcock, husband and wife	
Vendee	Walter Z. Warmee and Mary J. Warmee, husband and wife, as to an undivided 1/3 interest, and Walter Z. Warmee and Mary J. Warmee as Trustees of Candice R. Warmee and Brandy E. Warmee, as to an undivided 2/3s interest,	

which Seller herein agrees to pay from the proceeds of the within contract.
- 6) Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

