

87403

09-06-94A11 32 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MERCEDES SPERLING, hereinafter called the Grantor, for the consideration hereinafter stated to grantor paid by JACK W. TYREE and PHYLLIS J. TYREE, husband and wife, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 4, PLAT OF THE TOWN OF BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all easements, reservations, restrictions and right of ways of record or apparent on the ground, including but not limited to Right of Way Easement, subject to the terms and provisions thereof; Dated: April 14, 1978; Recorded: August 10, 1978; Volume: M78, Page 1765, Microfilm Records of Klamath County, Oregon; In Favor of: Pacific Power & Light Company; For: Right of way for electric transmission and distribution lines; Affects: The NE 1/4 of the NE 1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

TAX INFORMATION: Cole # 058 Acct # 3714-003AA-01700 Reference # 405305

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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWS ITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. And said Grantor hereby covenants to and with said 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; and that Grantor will warrant and forever defend the above granted 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 \$800.00.

WITNESS Grantor's hand this 30th day of August, 1994.

WITNESSES:

James C. Lynch
Anna Gray

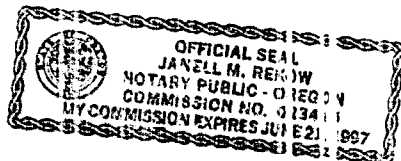
Her

Mark

Mercedes Sperling

STATE OF OREGON, County of Lake) ss

On the 30th day of August, 1994, personally appeared before me the above named MERCEDES SPERLING, James C. Lynch and Anna Gray, and the above named Mercedes Sperling signed by her mark and acknowledged the foregoing instrument to be her voluntary act and deed; and the above named two witnesses, being duly sworn by me, depose and say: That Mercedes Sperling was unable to write her name and executed the foregoing instrument by her mark, and that they had been present and had seen her so sign her mark and that the signature by mark was the voluntary act and deed of Mercedes Sperling.



Janell M. Rebow
Notary Public for Oregon
My Commission Expires: 6-21-97

AFTER RECORDING RETURN TO:

Jack W. & Phyllis J. Tyree
101 Rainbow Drive, Apt. 297
Livingston, TX 77351

SEND TAX STATEMENTS TO:

Jack W. & Phyllis J. Tyree
101 Rainbow Drive, Apt. 297
Livingston, Texas 77351

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 6th day of Sept. A.D. 19 94
at 11:32 o'clock A.M. and duly recorded
in Vol. M94 of Deeds Page 27765
Evelyn Biehn
By *Janell M. Rebow* County Clerk

Fee, \$30.00

Deputy.