

90543

11-02-94P03:00 RCVD

Vol. 194 Page 33995

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. K-47227
ESCROW NO. 27-22332
TAX ACCT. NO. 126839
MAP #

GRANTEE'S NAME AND ADDRESS:

LEONARD J MICHAEL
80959 N. TURKEY RUN RD.
CRESWELL, OR 97426

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ROGER I HELLIWELL and DOROTHY J HELLIWELL Grantor,

conveys and warrants to:

LEONARD J MICHAEL and LOUANE MICHAEL, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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

The true consideration for this conveyance is \$16,500.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

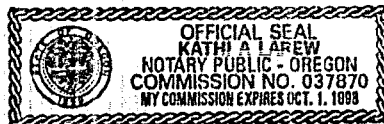
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 20th day of October, 1994.

GRANTOR(S):

X Roger I Helliwell
ROGER I HELLIWELL

X Dorothy J Helliwell
DOROTHY J HELLIWELL

STATE OF OREGON, County of: Clatsop) ss.

This instrument was acknowledged before me on Oct 20, 1994,
by ROGER I HELLIWELL and DOROTHY J HELLIWELL.

Kathi A. Larew
Notary Public for Oregon

My commission expires: 10-1-98

EXHIBIT "A"

S1/2 NW1/4 NW1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PROPERTY DEEDED TO KLAMATH COUNTY BY ROGER I. AND DOROTHY J. HELLIWELL, MARCH 4, 1985, INSTRUMENT NUMBER 46495, VOLUME M-85, PAGE 3204, KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. THE ASSESSMENT ROLL AND THE TAX ROLL DISCLOSE THAT THE WITHIN DESCRIBED PREMISES WERE SPECIALLY ASSESSED AS FOREST LAND. TAXES FOR THE YEAR 1993-94 AND POSSIBLY PRIOR YEARS HAVE BEEN DEFERRED PURSUANT TO ORS 321.805 TO 321.810. THESE, PLUS EARNED INTEREST ARE DUE AND PAYABLE WHEN SAID REASON FOR THE DEFERMENT NO LONGER EXISTS.
2. RESERVATIONS AND RESTRICTIONS IN U.W. PATENT TO THE HEIRS OF MILTON J. HARPER RECORDED MARCH 26, 1920 IN VOLUME 52 ON PAGE 265, DEED RECORDS OF KLAMATH COUNTY, OREGON AS FOLLOWS: "...ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESEVOIRS USED IN CONNECTION WITH SUCH RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS, AND DECISIONS OF COURTS, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE U.S."
3. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS OR HIGHWAYS, DITCHES, CANALS OR UTILITY EASEMENTS.
4. EASEMENT DATED NOVEMBER 7, 1980 AND RECORDED NOVEMBER 14, 1980 IN M-80 ON PAGE 22281, RECORDS OF KLAMATH COUNTY, OREGON.
5. EASEMENT DATED MARCH 5, 1980 AND RECORDED NOVEMBER 14, 1980 IN M-80 ON PAGE 22285, RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 2nd day of Nov A.D., 19 94 at 1:00 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 33995.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendore