

96748

WARRANTY DEED

ATC # 04042981 M95 Page 6855

KNOW ALL MEN BY THESE PRESENTS, That SANDRA L. HELMERS, Successor Trustee of that certain trust agreement dated April 9, 1990

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ROSS PAUL ANELLO AND RITA J. ANELLO, husband and wife

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:

Exact legal description as per exhibit "A" attached hereto.

Commonly Known As: 2692 Greensprings, Klamath Falls, OR

Tax Acct. 3909-008BC-00300

(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 those of record

and that 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 \$49,900.00

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 16th day of March, 1995; 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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Sandra L. Helmers

Sandra L. Helmers, Trustee

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on March 16, 1995,

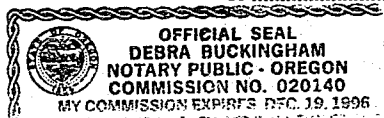
by Sandra L. Helmers, Trustee

This instrument was acknowledged before me on , 19 ,

by

as

of



Debra Buckingham

Notary Public for Oregon  
12-19-96

My commission expires

SANDRA L. HELMERS, TRUSTEE

Grantor's Name and Address

ROSS P. ANELLO AND RITA J. ANELLO

1636 Blue Pool

Chiloquin, OR

Grantee's Name and Address

After recording return to (Name, Address, Zip):

ROSS P. ANELLO AND RITA J. ANELLO

1636 Blue Pool

Chiloquin, OR

Until requested otherwise send all tax statements to (Name, Address, Zip):

SAME

STATE OF OREGON,

County of ) ss.

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/title/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

03-23-95P03:30 RCVD

## EXHIBIT "A"

A portion of the NW 1/4 of Section 8, 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 an iron pin on the section line which lies 1254.57 feet North 0 degrees 43' West along the section line from the iron pin which marks the quarter section corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon and running thence South 45 degrees 09 1/2' East a distance of 366.7 feet to an iron pin which lies on the Northerly right of way line of the Weed-Klamath Falls Highway, 30 feet Northwesterly at right angles from the center of the Highway; thence North 44 degrees 50 1/2' East along the Northerly right of way line of the Weed-Klamath Falls Highway a distance of 140 feet to an iron pin; thence North 45 degrees 09 1/2' West a distance of 330 feet to a point; thence South 44 degrees 50 1/2' West 20 feet to a point; thence North 45 degrees 09 1/2' West a distance of 159.36 feet to an iron pin which lies on the section line; thence South 0 degrees 43' East along the section line a distance of 171.38 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of The Dalles-California Highway, Westside By-Pass, U. S. Highway No. 97 and State Highway No. 140.

CODE 4 MAP 3909-8BC TL 300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of March A.D., 19 95 at 3:30 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 6855

FEE \$35.00

By Bernetha G. Leitch, County Clerk  
*Symette H. H. H.*