

3246

K-38379
STATUTORY WARRANTY DEED

BRIAN LANE CURTIS, LOWELL ROBERT CURTIS, JOHN CHRISTIAN McMILLAN II, and LOWELL ROBERT CURTIS as guardian of the estate of EMERY JEANETTE CURTIS, a minor, Grantors, convey and warrant to GORDON A. NEWELL, Grantee, three-fourths interest in the following described real property, free of encumbrances except as specifically set forth herein:

PARCEL 1

The NE 1/4 SW 1/4 Section 15, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion lying Northwest of the O.C. & E. Railroad right-of-way.

The N 1/2 SE 1/4 Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion lying East of Squaw Flat Road.

PARCEL 2

The N 1/2 S 1/2 NE 1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeasterly of the O.C. & E. Railroad right-of-way.

The S 1/2 S 1/2 NE 1/4 Section 15, Township 35 South, Range 10 East the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion conveyed to Klamath County by deed Volume M-70 on page 7235 Deed Records and any portion lying East of the County Road. EXCEPTING any portion lying Northwest of the O.C. & E. Railroad right-of-way.

PARCEL 3

The W 1/2 NW 1/4, N 1/2 N 1/2 SW 1/4, NE 1/4, S 1/2 SW 1/4, SW 1/4 of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

The NE 1/4 SW 1/4 of Section 25, Township 35 South, Range 10 East of the Willamette Meridian.

PARCEL 4

SE 1/4 SW 1/4, NE 1/4 SW 1/4 SW 1/4 of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

RETURN

Gordon Newell
3674 Barham Blvd
Los Angeles, CA 90068

SUBJECT TO:

1. Reservation of Subsurface rights, except water, to the heirs of Ruben Walker, as disclosed in Deed recorded January 16, 1958, records of Klamath County, Oregon, in Deed Volume 297 on page 43.
2. Reservation of Subsurface rights, except water, to the heirs of Theodore Walker, as disclosed in Deed recorded January 16, 1958, records of Klamath County, Oregon, in Deed Volume 297 on page 45
3. Reservation of Subsurface rights, except water, to the heirs of Able Walker, as disclosed by Patent recorded September 5, 1956, in Volume 286, on page 351, records of Klamath County, Oregon.
4. Right of Way easement, including the terms and provisions thereof, given by Glenn M. Hillman, to Pacific Power & Light Co., dated January 7, 1980 and recorded January 11, 1980 in M-80 on Page 597, records of Klamath County, Oregon.
5. Easement disclosed in Deed from Jack F. Simington and Erlene G. Simington to Lois L. McMillan, Trustee for the LMC Family Trust, dated March 20, 1980 and recorded March 31, 1980 in M-80 on page 5925, records of Klamath County, Oregon.
6. Easement as disclosed in deed from Jack F. Simington and Erlene G. Simington, to Junious W. Burrage and Pearl Burrage, dated December 21, 1970 and recorded August 28, 1981 in M-81 on page 15316, records of Klamath County, Oregon.
7. Easement disclosed in Deed from Jack F. Simington and Erlene G. Simington to Ben J. Staley et al, dated September 29, 1970 and recorded June 21, 1982 in M-82 on page 7859, records of Klamath County, Oregon.
8. Right of Way Easement, including the terms and provisions thereof, given by Lois L. McMillan, Trustee, to Pacific Power and Light Company, dated January 10, 1985 and recorded January 11, 1985 in M-85 on page 631, records of Klamath County, Oregon.
9. Reservations and restrictions contained in Land Status Report, recorded December 15, 1958 in Volume 207 on page 525, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$67,500.00.

Until a change is requested, all tax statements are to be sent to the following address: no change.

DATED this 30th day of May, 1986.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Brian Lane Curtis
BRIAN LANE CURTIS

Lowell Robert Curtis
LOWELL ROBERT CURTIS

John Christian McMillan, II
JOHN CHRISTIAN MCMILLAN, II

Lowell Robert Curtis
LOWELL ROBERT CURTIS, As Guardian of the
Estate of Emery Jeanette Curtis, a minor

STATE OF OREGON)
) ss.
County of Klamath)

May 30, 1986.

Personally appeared the above named BRIAN LANE CURTIS, LOWELL ROBERT CURTIS, and JOHN CHRISTIAN MCMILLAN, II and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Laythe Moore
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After Recording Return to:

NAME, ADDRESS, ZIP

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 25th day of July, 1985, at 11:12 o'clock AM., and recorded in book/reel/volume No. M95 on page 19226 or as fee/file/instrument/microfilm/reception No. 3246, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME TITLE
BY: Annette Mueller DEPUTY

Fees: \$40.00