

6265

WHEN RECORDED MAIL TO:

Giacomini &amp; Knieps

Attorneys at Law  
706 Main Street  
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

HAROLD R. HEATON, TRUSTEE  
SALLY P. HEATON, TRUSTEE  
600 HILLSIDE  
KLAMATH FALLS, OR 97601Vol. 1195 Page 25179  
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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.Witness my hand and seal of County  
affixed.\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

## WARRANTY DEED

HAROLD R. HEATON and SALLY P. HEATON, husband and wife, GRANTOR, conveys and warrants to HAROLD R. HEATON and SALLY P. HEATON, Initial Trustees of the HAROLD R. HEATON 1995 TRUST utu 9/13/95, as to an undivided one-half interest; and SALLY P. HEATON and HAROLD R. HEATON, Initial Trustees of the SALLY P. HEATON 1995 TRUST utu 9/13/95, as to an undivided one-half interest, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL I: Lot 5 and 6 in Block 44 of Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon (600 Hillside).

PARCEL II: Lot four (4) in Block eight (8) of the Railroad Addition to the City of Klamath Falls, Oregon, as shown by the official Plat thereof (429 Spring).

PARCEL III: A tract of land located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  on Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the iron pin marking the quarter corner common to Sections 6 and 7, Township 39 South, Range 10 East of the Willamette Meridian, thence running North 0° 21-3/4' West along the quarter section line a distance of 881.4 feet to an iron pipe from which the 1/16th corner bears North 0° 21-3/4' West 448.6 feet; thence leaving said quarter section line, South 28° 23 $\frac{1}{2}$ ' East 665.2 feet to an iron pipe; thence South 0° 21-3/4' East parallel to the aforesaid quarter section line 291.4 feet, more or less, to an iron pipe on the North Boundary of the subdivision Junction Acres; thence South 89° 07 $\frac{1}{2}$ ' West along said North Boundary of Junction Acres, a distance of 312.5 feet to the point of beginning (Hill property).

SUBJECT TO: Encumbrances, easements and rights of way of record and apparent thereon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO THE GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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.

09-18-95P02:59 RCVD

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. THIS TRANSACTION IS TO IMPLEMENT AN INTER VIVOS TRUST OF GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural.

DATED: 9-13-95

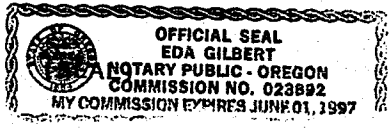
Harold R. Heaton  
Harold R. Heaton

Sally P. Heaton  
Sally P. Heaton

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss.

On this 13th day of September, 1995, personally appeared before me HAROLD R. HEATON and SALLY P. HEATON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Eda Gilbert  
Notary Public for Oregon  
My Commission expires: 6-1-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of Sept A.D., 19 95 at 2:59 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 25179

FEE \$35.00

By Bernetha G. Leach County Clerk