

21290

WARRANTY DEED

Vol. MCP Page 20813

MTC 38401W

HARRIET GERE and PATRICK R. LONG, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to: GERALD D. WARREN and JANICE J. WARREN, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
TOGETHER WITH A 1978 SANDPIPER, MOBILE HOME, OREGON LICENSE #X151954, SERIAL #ORFL1A835381342 WHICH IS SITUATE ON THE REAL PROPERTY DESCRIBED HEREIN.

RESERVING UNTO THE GRANTOR, HARRIET GERE, HER HEIRS, SUCCESSORS AND ASSIGNS, AN EASEMENT FOR POWER AND ALL OTHER UTILITIES OVER AND ACROSS THE NORTHERLY 15 FEET OF THE REAL PROPERTY DESCRIBED HEREIN FOR THE BENEFIT OF AND APPURTENANT TO THE ADJACENT PROPERTY PRESENTLY OWNED BY HARRIET GERE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO WHICH IS MADE A PART HEREOF BY THIS REFERENCE. ~~MAINTENANCE RELATED TO THIS EASEMENT SHALL BE BORNE BY HARRIET GERE, HER SUCCESSORS AND ASSIGNS AND NO EXPENSES WHATSOEVER SHALL BE PAID BY THE GRANTEE NAMED HEREIN OR THEIR SUCCESSORS AND ASSIGNS.~~ Installation of utilities through this easement will be at no cost to Warrens and assigns.

SUBJECT TO: REAL ESTATE CONTRACT, RECORDED JULY 31, 1978 IN VOLUME M78, PAGE 16539, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON AND RECORDED ON AUGUST 8, 1978 IN VOLUME M78, PAGE 17364, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON BETWEEN DENNIS M. ACHTEN & ANNE S. ACHTEN, AS VENDORS AND GEORGE MICHAEL REDD & KIMBERLY ANN REDD, AS VENDEES AND SUBSEQUENTLY ASSIGNED TO HARRIET GERE IN VOLUME M84, PAGE 17565, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. THE GRANTEES NAMED HEREIN HEREBY AGREE TO ASSUME AND PAY IN FULL THE VENDEES INTEREST OF SAID REAL ESTATE CONTRACT.

and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 188, MIDLAND OR, OR 97634

Dated this 2 day of July, 1996.



Harriet G. Gere
HARRIET GERE

Pat Long
PATRICK R. LONG

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath

SS.

July 2
Klamath

19 96

Personally appeared the above named

Harriet Gere

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Lisa Legget-Weatherby

96 JUL 12 P 3:58

Notary Public for Oregon
My commission expires 11/20/96

(seal)

ESCROW NO. MT38407-LW

Return to:

GERALD D. WARREN

P.O. BOX 188

MIDLAND OR, OR 97634

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
 County of Yolo
 On July 6, 1996 before me, MARK HICKEY
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared PATRICK R. LONG
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
 Document Date: 7-2-96 Number of Pages: 1
 Signer(s) Other Than Named Above: HARRIET GERE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

LOCAL THUMBPRINT
OR SIGNED
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ATTACHED DOCUMENT BEARS EMBOSSEMENT

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the following described property lying North of the property conveyed for Railroad Right of Way as described in Deed Volume 25, page 398, Records of Klamath County, Oregon:

A parcel of land situated in Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Section corner common to Sections 4, 5, 32 and 33; thence South 89 degrees 59' 41" East 330.56 feet to the point of beginning; thence continuing South 89 degrees 59' 41" East, 991.70 feet to a point; thence North 00 degrees 18' 17" East 924.56 feet to a point; thence in a Westerly direction parallel to the South line of Section 33, 987.72 feet to a point on the East line of the W1/2 W1/2 SE1/4 SE1/4 of said Section 33; thence South 00 degrees 33' 03" West, 926.85 feet to the point of beginning.

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EXHIBIT "B"

(Real Property Appurtenant to the Easement Reserved in Warranty Deed)

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 40 South, Range 8 E.W.M.,
Klamath County, Oregon, Except those portions conveyed for Railroad
Right of Way, more particularly described in Deed Volume 25 at Page
398, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle
of July A.D., 19 96 at 3:58 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20813 the 12th day

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose