

43957

'97 NOV 21 P2:10

Vol. 797 Page 38288

STATE OF OREGON, } ss.
County of _____

Grantor's Name and Address

Grantor's Name and Address

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

Margaret R. Sellers
38101 Modoc Point Road
Clatskanie, Oregon 97624
If requested otherwise, send all tax statements to (Name, Address, Zip):
Department of Veterans Affairs
1225 Ferry Street S.E.
Salem, Oregon 97310

SPACE RESERVED
FOR
RECORDER'S USE

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/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Margaret R. Sellers

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Margaret R. Sellers, Shelley R. Dillon and Mary E. Saylor (Right of Survivorship) hereinafter called 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 _____ County, State of Oregon, described as follows, to-wit:

All that portion of Government Lot 3 lying West of the Dalles-California Highway and the E1/2 of Government Lot 5, and all of Government Lot 6, EXCEPTING THEREFROM that portion of said Lot 6 deeded to David Hill Cemetary Association, all in section 32, Township 35 South, Range 7 East of the Willanette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state):
See exceptions listed on reverse:

_____, 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 \$_____. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (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 21 day of November, 1997; if grantor is a corporation, 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.

Margaret R. Sellers

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 21, 1997.

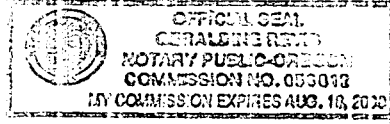
by Margaret R. Sellers

This instrument was acknowledged before me on _____, 19____.

by _____

as _____

of _____



Geraldine R. Sellers
Notary Public for Oregon

My commission expires Aug. 18, 2000

3504

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. An easement created by instrument, dated December 1, 1953, recorded June 11, 1958 in Book 12 at page 637, records of Klamath County, Oregon, in favor of Klamath Indian Agency.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.
5. Subject to the Modoc Point Irrigation Project, including the terms and provisions thereof, as disclosed by instrument recorded November 16, 1965 in Volume M65, Page 3685, Microfilm Records of Klamath County, Oregon.
6. Reservations as contained in deed recorded December 13, 1951 in Volume 251, page 517, Deed Records of Klamath County Oregon, to wit:
"Subject to a right of ingress and egress to the Hill cemetery, said right of way being 30 feet wide and extending from the established road on the North end of this land, thence South to the cemetery entrance."
7. Right of Way easement, including the terms and provisions thereof, recorded June 11, 1958 in Volume 12, page 637, Miscellaneous Records of Klamath County, Oregon, being a strip of land 30 feet in width for 795 feet along the entire North line of Lot 3, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.
8. Subject to the terms and provisions thereof, that certain agreement recorded March 12, 1951 in Volume 138, page 166, Mortgage Records of Klamath County, Oregon regarding construction and operation and maintenance charges assessed against the irrigable lands purchased under Indian Irrigation Projects.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dept. Veterans Affairs the 21st day
of November A.D. 19 97 at 2:10 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 38288.

Fee \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose