

97 DEC 30 A9:24

50787

K-51578
SPECIAL WARRANTY DEED

Vol. 1997 Page 42288

MARVIN L. WILLIAMS and PATRICIA K. WILLIAMS, Grantors, conveys and specially warrant to JEANNIE L. FULLER, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein, legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth, subject to the encumbrances also set forth on Exhibit A.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$42,000.00.

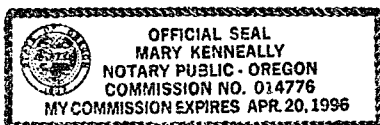
DATED this 28 day of September, 1993.

Marvin L. Williams
MARVIN L. WILLIAMS Grantor

Patricia K. Williams
PATRICIA K. WILLIAMS Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 28 day of September, 1993, by Marvin L. Williams and Patricia K. Williams.



Mary Kenneally
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/20/96

GRANTORS NAME AND ADDRESS: Marvin L. Williams and Patricia K. Williams
13113 Swan Lake Road, Klamath Falls, OR 97603
GRANTEES NAME AND ADDRESS: Jeannie L. Fuller
7739 Hilyard Avenue, Klamath Falls, OR 97603
AFTER RECORDING, RETURN TO: Jeannie L. Fuller
7845 Hilyard Ave. Klamath Falls, OR 97601
UNTIL A CHANGE IS REQUESTED, Jeannie Fuller
SEND TAX STATEMENT TO: 7845 Hilyard Ave Klamath Falls, OR 97603

35

EXHIBIT "A"
LEGAL DESCRIPTION

42289

A piece or parcel of land located in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the section corner at the Southwesterly corner of the said Section 6, and running thence North 89 degrees 48' East along the section line marking the southerly boundary of the said Section 6, 939.5 feet; thence North 0 degrees 27' West and parallel with the Section line marking the Westerly boundary of the said Section 6, 424.6 feet to the true point of beginning of this description; thence North 89 degrees 48' East, 200.00 feet; thence South 0 degrees 27' East 165.0 feet, more or less, to the right of way line of the High Line Ditch of the Enterprise Irrigation District, which is a line twenty feet distant Northeasterly from the center line of said ditch as the same is now located and constructed; thence following said right of way line Northwesterly to a point from which the said point of beginning bears North 0 degrees 27' West: thence North 0 degrees 27' West 42.9 feet, more or less, to the said point of beginning.

TOGETHER WITH the rights and liabilities created by that certain easement, as evidenced by deed dated August 27, 1952, and recorded August 27, 1952, in Volume 256 at page 400, Deed Records of Klamath County, Oregon, wherein George M. Wheeler and Estella S. Wheeler are grantors and Melvin L. Hayes and Jean W. Hayes are grantees.

SUBJECT TO: Rights of the public in and to any portion of the herein premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO: The statutory powers, including the power of assessment, of Klamath County Drainage District.

ALSO SUBJECT TO: The statutory powers, including the power of assessment, of Enterprise Irrigation District.

ALSO SUBJECT TO: The statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO: Agreement, including the terms and provisions thereof:

Dated: September 26, 1973

Recorded: October 4, 1973

Volume: M-73, page 13462, Microfilm Records of Klamath County, Oregon

First Party: Melvin L. Hayes and Jean W. Hayes

Second Party: George M. Wheeler

For: Easement to water well

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 30th day
of December A.D., 19 97 at 9:24 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 42288.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch