

NS

69661

98 NOV 13 P2:30

Vol. 198 Page 41506

51

Wayne T. Kinnan
10990 Morgan Way, P.O. Box 884
Keno, Oregon, 97627

Grantor's Name and Address

Gloricita R. Kinnan
10990 Morgan Way, P.O. Box 884
Keno, Oregon, 97627

Grantee's Name and Address

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

Gloricita R. Kinnan
P.O. Box 884
Keno, Oregon, 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Gloricita R. Kinnan
P.O. Box 884
Keno, Oregon, 97627

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/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 Wayne T. Kinnan of legal age, residing at 10990 Morgan Way, Keno, Oregon, 97627
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by _____
legal age, residing at 10990 Morgan Way, Keno, Oregon, 97627
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 _____ Klamath _____ County, State of Oregon, described as follows, to-wit:

Lot 1 in Block 27 of Third Addition to Klamath River Acres, together with an
undivided interest in Lot 10, Block 27, designated as a marina for launching
and docking boats, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

Together with the following described mobile home which is firmly affixed to the
property: 1972 Pacifica 24' X 56' HT, Serial # 12607.

(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): _____

No Exceptions

_____, 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 \$_____ none _____ © 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 _____ 13th _____ day of November _____, 1998; 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 REGU-
LATIONS. 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.

Wayne T. Kinnan

STATE OF OREGON, County of _____ Klamath _____) ss.

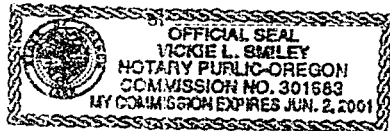
This instrument was acknowledged before me on _____ November 13 _____, 1998.

by _____ Wayne T. Kinnan _____

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

by _____

as _____



Vickie L. Smiley
Notary Public for Oregon

My commission expires _____ 6-2-2001 _____

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Klamath River.
5. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
6. Right of Way, including the terms and provisions thereof, given by Ira Hansen and Hopy Hansen, husband and wife, to The Pacific Telephone and Telegraph Company, dated April 28, 1913, recorded June 5, 1913, in Volume 39 Page 320, Deed Records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, given to the California Oregon Power Company from L.F. Way, et al., dated March 27, 1926, recorded June 29, 1927, in Volume 76 Page 631, Deed Records of Klamath County, Oregon.
8. Reservations and restrictions contained in the dedication of Tract 1004 Third Addition to Klamath River Acres.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gloricita R. Kinnan the 13th day
 of November A.D., 19 98 at 2:36 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 41506

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Rose