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99 APR 20 P2:26

Vol M99 Page 14475



MARY TRELIS KELLEM  
3525 LAVERNE  
KLAMATH FALLS OREGON  
Grantor's Name and Address 97603

SAME

Grantee's Name and Address

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

MARY TRELIS KELLEM  
3525 LAVERNE  
KLAMATH FALLS, OREGON 97603

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

MARY TRELIS KELLEM  
3525 LAVERNE  
KLAMATH FALLS, OREGON  
97603

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. \_\_\_\_\_  
Records of said County.

Witness my hand and seal of County  
affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy.

## SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MARY TRELIS KELLEM

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MARY TRELIS KELLEM +  
TRELIS JEANNETTE JOHNSTON + DOBOTHY MARLENE KREPKE WITH 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 KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHMENT

(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 the real property is free  
from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and  
parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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 APPRO-  
PRIATE 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

Mary Trellis Kellem

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

April 20

19 99.

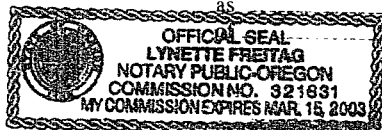
by Mary Trellis Kellem

This instrument was acknowledged before me on

19

by

as



Lynette Freitag  
Notary Public for Oregon

My commission expires March 15, 2003

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of Klamath and State of Oregon, ss.

Parcel 1: Commencing at the NW corner of Lot 12 in Block 7 of ALTAMONT ACRES; thence southerly along the westerly line of said Lot 12, Block 7, Altamont Acres a distance of 141.8 feet; thence easterly along the southerly line of said Lot 12, Block 7, Altamont Acres, a distance of 93 feet to the true point of beginning of this description; thence continuing easterly 93 feet; thence northerly parallel to the westerly line of said Lot 12, Block 7, Altamont Acres, a distance of 91.8 feet; thence westerly parallel with the northerly line of Lot 12, Block 7, Altamont Acres, a distance of 93 feet; thence Southerly 91.8 feet to the point of beginning.

Parcel 2: A tract of land in Block 7 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the North line of Laverne Avenue 93.0 feet East of the West line of Lot 11 of said Block 7; said point being 30 feet North of the centerline of Laverne Avenue; thence North parallel to the West line of Lot 11, 63.80 feet to a point; thence East 93 feet to a point; thence South 63.80 feet to a point on the North line of Laverne Avenue; thence West 93.0 feet to the point of beginning.

SUBJECT TO: Rules, regulations and assessments of South Suburban Sanitary District.

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Mary T. Kellen the 20th day of April A.D. 1999 at 2:26 o'clock P. M. and duly recorded in Vol M99 of Deeds on Page 14475

Linda Smith, County Clerk

FEE \$35.00

by Pauline J. Villanueva