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MTL S 6853-TM

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RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

RODNEY S. GREEN
PO BOX 796
MERRILL, OR 97633

State of Oregon, County of Klamath

Recorded 04/15/2002 11:04a m.

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Linda Smith, County Clerk

Fee \$ 31⁰⁰ # of Pgs 3

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

CARL I. SHARP AND ALPHA R. SHARP, HUSBAND AND WIFE

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

RODNEY S. GREEN AND NADIENE GREEN, HUSBAND AND WIFE

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

27,500.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

RODNEY S. GREEN, PO BOX 796, MERRILL, OR 97633

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

Until a change is requested all tax statements shall be sent to the following address: RODNEY S. GREEN
PO Box 796 MERRILL, OREGON 97633

WARRANTY DEED

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CARL I. SHARP and ALPHA R. SHARP, husband and wife, hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto RODNEY S. GREEN and NADIENE GREEN, husband and wife, hereinafter referred to as Grantee, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in SE 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, bounded as follows: Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; running thence North 0 degrees 29' West along the quarter line, which line is also the East boundary of Sunshine Tracts, a distance of 674 feet to an iron pin; thence South 89 degrees 51' East a distance of 193.9 feet to a point; thence South 0 degrees 29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the center line of the Dalles California Highway; thence North 89 degrees 57' West along said South Section line a distance of 193.9 feet, more or less, to the point of beginning. There is reserved from this strip of land 30 feet wide along the Southerly side of this tract which is the right of way of said Dalles California Highway and also reserved is the right of way for irrigation ditch along the Northerly and Westerly sides of said Tract.

upon the following terms and conditions:

1. Taxes for 1989-90 are partially unpaid in the amount of \$481.34
Account No. 4110-100-900 Key No. 100580
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Klamath Irrigation District.
4. Any unpaid assessments of the East Merrill Improvement District Inc.
5. Rules, regulations, liens, assessments of East Merrill Improvement District Inc., as disclosed by Notice, recorded

6. Grand of Right of Way, including the terms and provisions thereof, executed by Mike Duran and Ethel Duran, his wife, to The California Oregon Power Company, a California corporation, dated April 7, 1942, recorded April 21, 1942, in Volume 146 page 583, Deed Records of Klamath County, Oregon.

to have and to hold the same unto Grantee, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee, their heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBE DIN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$27,500.00.

IN WITNESS WHEREOF, the Grantor have executed this instrument this 25th day of January, 1990.

Carl L. Sharp
Alpha Sharp

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 25th day of January, 1990, personally appeared the above-named Grantor, and acknowledged the foregoing instrument to be their voluntary act and deed.

Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1/22/93

(S E A L)