

MTC79799-MS

**RECORDING COVER SHEET**

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2007-012731

Klamath County, Oregon



00027167200700127310030035

07/18/2007 11:32:07 AM

Fee: \$31.00

**After Recording Return To:**

Gerald and Janice Warren  
PO Box 188  
Midland, Oregon 97634

**1. Name(s) of the Transaction(s):**

Warranty Deed

**2. Direct Party (Grantor):**

Redd, George Michael and Kimberly Ann

**3. Indirect Party (Grantee):**

Gere, Harriet

**4. True and Actual Consideration Paid:**

\$49,000.00

**5. Legal Description:**

See attached document

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WARRANTY DEED (INDIVIDUAL)

GEORGE MICHAEL REDD and KIMBERLY ANN REDD, husband and wife
HARRIET GERE
all that real property situated in the County
of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

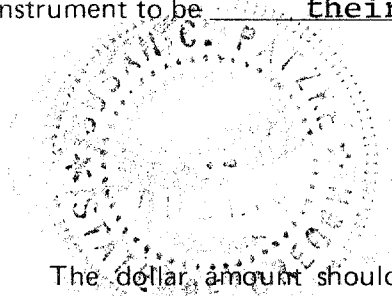
The true and actual consideration for this transfer is \$ 49,000.00 \*

Dated this 2nd day of October, 19 81

George Michael Redd
Kimberly Ann Redd

STATE OF OREGON, County of Klamath ) ss.

On this 5th day of October, 19 81 personally appeared the above named
George Michael Redd and Kimberly Ann Redd and acknowledged the foregoing
instrument to be their voluntary act and deed.



Before me:
Susan C. Patzko
Notary Public for Oregon
My commission expires: 11-2-82

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)
TO
After Recording Return to:
Gerald & Janice Warren
P. O. Box 188
Midland, OR 97634

STATE OF OREGON, )
) ss.
County of )
I certify that the within instrument was received for record
on the day of , 19,
at o'clock M. and recorded in book
on page Records of Deeds of said County.
Witness my hand and seal of County affixed.
Title
By Deputy

EXHIBIT "A"

The following described property in Klamath County, State of Oregon;

A parcel of land situated in Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon, more particularly described as follows:

BEGINNING at the Section corner common to Sections 4, 5, 32 & 33; thence S 89°59'41" East 330.56' to the Point of Beginning; thence continuing S89°59'41" East, 991.70' to a point; thence N00°18'17" East, 924.56' to a point; thence in a Westerly direction parallel to the South line of Section 33, 987.72' to a point on the East line of the West  $\frac{1}{2}$  West  $\frac{1}{2}$  the Southwest Quarter of the Southwest Quarter of said Section 33; thence S00°33'03" West, 926.85' to the POINT OF BEGINNING.

EXCEPTING THEREFROM, that portion of the South Half of the Southwest Quarter heretofore conveyed for Railroad Right of Way, more particularly described in Deed Volume 25, page 398, records of Klamath County, Oregon EXCEPTING any portion lying below old Railroad Grade.

Subject to:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.
3. Easement created by instrument, including the terms and provisions thereof, recorded May 4, 1914 in Book: 42 Page: 103 in favor of The California Oregon Power Company, a corporation.
4. Easement created by instrument, including the terms and provisions thereof, recorded June 12, 1951 in Book: 247 Page: 686 in favor of The California Oregon Power Company, a corporation.
5. Easement created by instrument, including the terms and provisions thereof, recorded December 15, 1937 in Book: 113 Page: 376 in favor of The Pacific Telephone and Telegraph Company, a California Corporation.