

3729-888

Until a change is requested, all tax statements shall be sent to the Grantee at the following address: Grace F. Egner  
Post Office Box 385  
Wolf Creek, Oregon 97497

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RECORDED

MTC 3729  
STATUTORY WARRANTY DEED

CLEO W. MILLER and RUBY R. MILLER, husband and wife, Grantor, hereby conveys and warrants to GRACE F. EGNER, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 4 in Block 1, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

A 20 foot building setback as shown on dedicated plat.

A 50 foot easement along rear of lot in favor of Pacific Telephone and Telegraph, as shown on dedicated plat.

Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.

Rights of way, including the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85, page 65 and Deed Volume 85, page 66, Records of Klamath County, Oregon, over the  $W\frac{1}{2}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 24, NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 25 and SE $\frac{1}{4}$  NE $\frac{1}{4}$ , W $\frac{1}{2}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 25, for transmission and distribution of electricity.

An easement created by instrument, including the terms and provisions thereof, Dated: May 18, 1969, Recorded: May 22, 1969 in Volume M69, page 3857, Microfilm Records of Klamath County, Oregon, In Favor Of: Midstate Electric Cooperative, Inc., For: Construction and operation of electric distribution line over said addition.

An easement created by instrument, including the terms and provisions thereof, Dated: May 19, 1969, Recorded: May 27, 1969 in Volume M69, page 3955, Microfilm Records of Klamath County, Oregon, In Favor Of: Midstate Electric Cooperative, Inc., For: Construction and distribution line over said addition.

STATUTORY WARRANTY DEED



13793

The Consideration for this transfer is \$3,200.00.

DATED this 13 day of July, 1977.

Cleo W. Miller  
CLEO W. MILLER

Ruby R. Miller  
RUBY R. MILLER

STATE OF OREGON, County of Deschutes, ss:

Personally appeared the above named CLEO W. MILLER and RUBY R. MILLER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 13th day of July, 1977.

W. James Centon  
Notary Public for Oregon  
My Commission Expires: 3-12-81

Return  
Transaction Escrow Service  
354 N.E. Greenwood  
Bend OR 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss:  
Filed for record at request of MOUNTAIN TITLE CO  
this 2nd day of AUGUST A. D. 1977 at 10:42 o'clock AM., and  
duly recorded in Vol. M77, of DEEDS on Page 13793

FEE \$ 6.00

Wm D. Milne  
Wm D. MILNE, County Clerk