

82964-E
Until a change is requested, all tax statements shall be sent to the Grantee at the following address: Post Office Box 75
Turlock, California 95380

A 8528
Vol. 11 Page 20830

38162

STATUTORY WARRANTY DEED

ELMER E. HENDERSON and ROSE E. HENDERSON, husband and wife, Grantor, hereby conveys and warrants to CHESTER FAY MILLER and RACHEL MILLER, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot Fourteen (14), Block Seven (7), JACK PINE VILLAGE, according to the official plat thereof on file with the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.

Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

Taxes for 1977-78 now a lien but not yet payable.

Contract, water rights, proceedings, taxes, and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits if any there may be.

Right of way for pipe line, including the terms and provisions thereof, given by Jacob Wm. Schabener and Grace E. Schabener, husband and wife, to Pacific Gas

STATUTORY WARRANTY DEED

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Transmission Company, a California corporation, dated September 2, 1960, recorded September 26, 1960, Deed Volume 324, Page 292, records of Klamath County, Oregon. (Affects Lots 8 through 22, Block 6 and Lots 6 through 15, Block 7).

Right of way easements, including the terms and provisions thereof, given by Betty Jane Ahern to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 27, 1969, recorded May 22, 1969, Volume M-69, Page 3955, Microfilm records of Klamath County, Oregon.

Building and Use Restrictions for Jack Pine Village recorded May 23, 1969, Volume M-69, Page 3870, Microfilm records of Klamath County, Oregon.

Reservation and restrictions contained in Deed and shown on plat of "Jack Pine Village".

Grant of Easement, including the terms and provisions thereof, dated January 22, 1973, Deed Volume M-73, Microfilm records of Klamath County, Oregon.

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

DATED this 24th day of October, 1977.

Elmer E. Henderson
ELMER E. HENDERSON

Rose E. Henderson
ROSE E. HENDERSON

STATE OF OREGON, County of Clackamas, ss:

Personally appeared the above named ELMER E. HENDERSON and ROSE E. HENDERSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 24th day of October, 1977.

M. P. G. [Signature]
Notary Public for Oregon
My Commission Expires: Sept 3, 1979

After Recording Return
to P.O. Box 75

Turlock, Ca 95380

STATUTORY WARRANTY DEED - Page 2
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31st day of October A.D., 19 77 at 1:08 o'clock P M., and duly recorded in Vol M77 of Deeds on Page 20830.

FEE \$6.00

WM. D. MILNE, County Clerk
By Bernetha A. Getach Deputy