

K-31534
63509

WARRANTY DEED

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Until a change is requested, all
tax statements shall be sent to:

St. RT. Hackett

Gilchrist, Oregon 97737

VERA J. NELSON, Grantor, conveys and warrants to JOHN H. MARSHALL
and MARGIE A. MARSHALL, husband and wife, Grantee, the following
described real property free of encumbrances except as specifically
set forth herein:

Lots 5 and 6 in Block 17, Tract No.
1061, Second Addition to River Pine
Estates, according to the official
plat thereof on file in the office
of the County Clerk of Klamath County,
Oregon.

SUBJECT TO:

- (1) All easements of any type or
nature for the transmission or dis-
tribution of water;
- (2) Reservations as contained in
deed from The Shevlin-Hixon Company
to Brooks-Scanlon, Inc., recorded
March 28, 1951, in Volume 246 at
page 165, records of Klamath County,
Oregon, as follows: "... subject
to any and all railroad rights of way,
and easements for public and private
roads and highways, logging road,
telephone, telegraph and power lines,
if any there be, in addition to those
hereinabove specifically set out, created
by instruments or proceedings shown
by the public records of Klamath County,
Oregon, or evidenced by actual occupancy
or use; and is also made subject to any
all exceptions and reservations contained
i any patent to any of said lands from
the United States of America."
- (3) Right of way, including the terms

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and provisions thereof, given by Betty Ahern to Midstate Electric Cooperative, Inc., dated June 23, 1972, recorded June 23, 1972, in Volume M 72, Page 6813, Microfilm records of Klamath County, Oregon, for transmission line;

(4) Building and use restrictions for Second Addition to River Pine Estates, dated June 23, 1972, recorded June 23, 1972, in Volume M 72, Page 6815, Microfilm Records of Klamath County, Oregon;

(5) Reservations and restrictions contained in the dedication and shown on the plat of Second Addition to River Pine Estates.

The true and actual consideration for this conveyance is \$11,000.00.

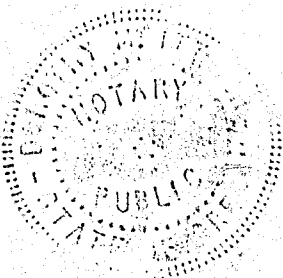
DATED this 23 day of February, 1979.

Vera J. Nelson
VERA J. NELSON

STATE OF OREGON)
County of Deschutes) ss.

2/23/79, 1979.

Personally appeared the above named VERA J. NELSON and acknowledged the foregoing instrument to be her voluntary act. Before me:



Dorothy M. Stines
Notary Public for Oregon
My Commission Expires: 11/21/81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 6th day of March A. D. 1979 at 3:15 clock P. M., and
fully recorded in Vol. 479, of Deeds on Page 5049

Wm D. MILNE, County Clerk

By Bernard A. Hetsch