

77805

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MTG - 8319
WARRANTY DEED

JAMES A. McEWIN AND SUSAN C. McEWIN, husband and wife,
Grantors, convey and warrant to JOHN S. SCHRANTZ AND JEANETTE M.
SCHRANTZ, husband and wife, Grantees, the following described
real property free of encumbrances except as specifically set
forth herein:

Lot 45, Block 1, TRACT 1060, SUN FOREST ESTATES,
according to the official plat thereof on file
in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO the following exceptions:

1. Restrictions as contained in plat dedication,
to wit: "Subject to: A 25 foot building setback
line along the front of all lots and a 20 foot
building setback line along side street lines;
a 16 foot public utility easement centered on the
back lot lines to provide ingress and egress for
construction and maintenance of said utilities,
any planting or structures placed thereon by the
lot owners to be at his own risk; the Bonneville
Power Administration Transmission line, as shown
on the annexed map is subject to all restrictions
and rights as recorded in Deed Volume 250, Page
282, Deed Records of Klamath County, Oregon;
additional restrictions provided in any recorded
protective covenants."

2. Articles of Association, imposed by instrument,
including the terms and provisions thereof, recorded
September 19, 1972 in Volume M72, page 10581,
Microfilm Records of Klamath County, Oregon.

3. Covenants, conditions and restrictions, but
omitting restrictions, if any, based on race,
color, religion or national origin, imposed by
instrument, including the terms and provisions
thereof, recorded September 19, 1972, in Volume
M72, page 10585, Microfilm Records of Klamath
County, Oregon

-1- Warranty Deed

LAW OFFICES OF
DAVID F. P. GUYETT
1183 N.W. WALL STREET
BEND, OREGON 97701

AFTER RECORDING:
RETURN TO:
KEY TITLE COMPANY
145 N.E. Revere Ave.
Bend, Oregon 97701

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The true and actual consideration for this conveyance is the sum of \$3,000.00.

Until a change is requested, all tax statements shall be sent to the following address: John S. & Jeanette M. Schrantz
7912 N. Dwight Portland, Oregon 97203

DATED this 30 day of November, 1979.

James A. McEuin
JAMES A. MCEUIN

Susan E. McEuin
SUSAN E. MCEUIN

STATE OF CALIFORNIA)
County of MARIN) ss.

On this 30th day of November, 1979, personally appeared before me the above named James A. McEuin and Susan E. McEuin and acknowledged the foregoing instrument to be their voluntary act and deed.

Robert Gladwin
Notary Public for San Rafael, Marin County
My commission expires: 6/12/81



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title co.

this 7th day of December A. D. 1979 at 10:16 clock AM., and

fully recorded in Vol. N79, of Deeds on Page 28272

Wm D. MILNE, County Clerk

By Bernice A. Philoch

Fee \$7.00

2 and last Warranty Deed

LAW OFFICES OF
DAVID F. P. GUYETT
1183 N.W. WALL STREET
BEND, OREGON 97701