

87292

SPECIAL WARRANTY DEED

MTC 8961

Vol. 780 Page 13729

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

RUTH E. VAN HORN, grantor, conveys and specially
warrants to LEWIS R. CHAMPLIN and MARJORIE C. CHAMPLIN,
husband and wife, grantees, the following described property
free of encumbrances created or suffered by the grantor
except as specifically set forth herein:

Lot 4, Block 4, DOREEN MEADOWS, according to the
official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

TOGETHER WITH 1980-81 taxes, a lien not yet payable.

SUBJECT TO:

1. Right-of-Way Easement, including the terms and
provisions thereof, granted to Midstate Electric
Cooperative, Inc., for electric transmission or dis-
tribution system, recorded in Volume 258, page 419,
Records of Klamath County, Oregon.
2. A 20 foot building setback line from Paul Drive
as shown on dedicated plat.
3. A 50 foot building setback line along rear lot
line as shown on dedicated plat.
4. Covenants, conditions and restrictions, but omit-
ting restrictions, if any, based on race, color, religion
or national origin, imposed by instrument, including the
terms and provisions thereof, recorded February 6, 1968
in Volume M68, page 899, Microfilm Records of Klamath
County, Oregon.

The true consideration for this conveyance is TWENTY-

TWO THOUSAND AND NO/100 DOLLARS (\$ 22,000.00).

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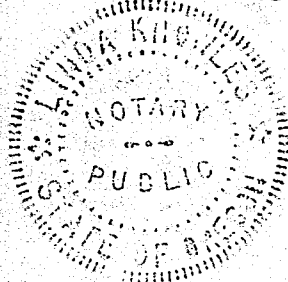
Dated this 27 day of June, 1980.

13730

Ruth E. Van Horn
RUTH E. VAN HORN

STATE OF OREGON)
County of Deschutes) ss. June 27, 1980.

Personally appeared the above named RUTH E. VAN HORN and acknowledged the foregoing instrument to be her voluntary act. Before me:



Linda Knowles
Notary Public for Oregon
My Commission Expires: 2-22-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Mountain Title Co.
this 23rd day of July A. D. 1980 at 2:45 o'clock P.M., or
suly recorded in Vol. M80, of Deeds on Page 13729
Fee \$7.00 By Wm D. MILNE, County Clerk
Berntha J. Hetch

after recording
return to Pine Forest Escrow
MTC