

MTC-14157
STATUTORY WARRANTY DEED

94 OCT 23 PM 2 24
OLIVER C. HINSHAW and OPAL E. HINSHAW, husband and wife, Grantors, convey and warrant to JOHN MICHAEL COBB, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 8, Block 1, TRACT NO. 1042, TWO RIVERS NORTH, situated in Section 36, Township 25 South and Section 1, Township 26 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

Taxes for the fiscal year 1984-85, a lien not yet due and payable, building set back line as shown on the dedicated plat, restrictions as contained in the plat dedication, rights of the Federal government, the State of Oregon and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River, patent reservations and all encumbrances, reservations and restrictions set forth in Deed dated September 13, 1984 from D-Chutes Estates Ore. Ltd., a limited partnership, to Oliver C. Hinshaw and Opal E. Hinshaw, husband and wife, and recorded September 26, 1984 in Volume M84 at Page 16675 of Klamath County Records.

The true consideration for this conveyance is \$6,500.00.

Until a change is requested, all tax statement shall be sent to the following address: John Michael Cobb, 7224 Glacier Drive, Springfield, Oregon 97478.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 18th day of October, 1984.

Oliver C. Hinshaw
Oliver C. Hinshaw

Opal E. Hinshaw
Opal E. Hinshaw

STATE OF OREGON)
County of Lane) ss.

18166

On this 18th day of October, 1984, personally appeared the above named Oliver C. Hinshaw and Opal E. Hinshaw, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Maree H. Byrom
Notary Public for Oregon
My commission expires: 3/12/86

Return: GLEAVES SWEARINGEN LARSEN & POTTER
P.O. BOX 1147
EUGENE, OR 97440
ATTN: MAREE BYROM

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

On this 22 day of October A.D. 19 84
at 2:24 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 18165

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00