

47901

MT 14832
WARRANTY DEED
 (Statutory Form)

Vol. M85 Page 5621

GRANTOR: JAMES D. YOW and PATTY J. YOW, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: DELWIN L. ALBRECHT and JOANN M. ALBRECHT, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 3 in OLD HOWARD RANCH ESTATES, Tract No. 1048, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Easements as dedicated or delineated on the recorded plat for LaPine Water Corporative Irrigation District which affects Western portion of Lot (20 feet in width).
2. 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 November 27, 1972 in Volume M72, Page 13606, Microfilm Records of Klamath County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof, dated March 1, 1982 recorded September 1, 1982 Volume M82, Page 11518, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative, Inc. for Electric Transmission.

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.
 The true and actual consideration for this transfer is \$ 24,500.00****

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: April 16, 1985.

GRANTOR:

James D. Yow
Patty J. Yow

Until a change is requested, all tax statements shall be sent to the following address: Delwin L. Albrecht and JoAnn M. Albrecht, 7105 S.W. Sagert Street, Tualatin, Oregon 97062.

STATE OF OREGON, County of Deschutes

Doct April 16, 1985

Personally appeared the above named James D. Yow and Patty J. Yow

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Linda Plunk
 Notary Public for Oregon

My commission expires: 8-8-88

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me.

Notary Public for Oregon

My commission expires:

WARRANTY DEED

YOW

TO ALBRECHT

AFTER RECORDING RETURN TO

Key Escrow Company

P. O. Box 6178

Bend, OR 97708

ATTN: Linda

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 18th day of April, 1985, at 11:04 o'clock A.M., and recorded in book M85 on page 5621.

Witness my hand and seal of County Clerk.

Evelyn Biehn, County Clerk

COUNTY CLERK

By *Pam Smith* DEPUTY.

Fee: \$5.00

No. 27-8048