

WARRANTY DEED — STATUTORY FORM
(INDIVIDUAL or CORPORATION)

58984

Page 3861

JOHN H. YARBER and ALICE F. YARBER

Grantor, conveys and warrants to RODNEY HARRIS ADAMS and MADGE P. ADAMS, husband and wife

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

LOT 11 IN BLOCK 12 OF FOURTH ADDITION TO WINEMA GARDENS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to this property should check with the appropriate city or county planning department to verify approved uses."

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.

Encumbrances:

See attached Exhibit "A"

The true consideration for this conveyance is \$ 44,750.00 (Here comply with the requirements of ORS 93.030").

Dated this 30th day of December, 1985, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

X John H. Yarber
JOHN H. YARBER
X Alice F. Yarber
ALICE F. YARBER

STATE OF OREGON, County of Deschutes, ss.
12-30-85

Personally appeared the above named John H. Yarber

and Alice F. Yarber

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

Before me:

Notary Public for Oregon
My commission expires: 8/27/86

STATE OF OREGON, County of) ss.
19

Personally appeared and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of the

a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

John H. & Alice F. Yarber

Grantor's Name and Address

Rodney Harris Adams and Madge P. Adams
1765 Dawn Dr.
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:
Grantee

Name, Address, Zip

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

Grantee

Name, Address, Zip

EXHIBIT "A"

3862

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. A 20 foot building setback line from Dawn Drive, as shown on dedicated plat.
4. A 5 foot utility easement along side lot lines, and an 8 foot utility easement along the rear of lot, as shown on dedicated plat.
5. Restrictions as contained in plat dedication, to wit:
 "Subject to: (1) Public utility and drain easements along the back lot lines and centered on the common lot lines as shown on the annexed plat;
 (2) Building setback lines as shown on the annexed map; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 15, 1977

Recorded: March 16, 1977

Volume: M77, page 4471, Microfilm Records of Klamath County, Oregon

Amount: \$30,600.00

Grantor: John H. Yarber, Jr. and Alice F. Yarber, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: s.

Filed for record at request of

of MarchA.D. 19 86 at 10:13 o'clock A M., and duly recorded in Vol. M86 dayof Diadaon Page 3861

Evelyn Blom

County Clerk

By Deborah A. Helch

FEE \$14.00