

65804

Vol. M86 Page 16358

K-38364

WARRANTY DEED

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

PO Box 91

Chemung OR 97731

FRANCIS WHOLESALE, INC., Grantor, conveys and warrants to
DIANA L. WALTERS, Grantee, the following described real property
free of encumbrances except as specifically set forth herein:

Lot 17 in Block 1, North Beaver Marsh Addition
according to the official plat thereof on file in
the office of the County Clerk of Kalmath County,
Oregon.

SUBJECT TO:

- (1) Acreage and use limitations under provisions
of the United States Statutes and regulations
issued thereunder.
- (2) All contracts, water rights, proceedings,
taxes and assessments relating to irrigation,
drainage and/or reclamation of said lands; and
all rights of way for roads, ditches, canals
and conduits, if any of the above there may
be.
- (3) Reservations and restrictions, including the
terms and provisions thereof, in deed from Joe
Bellevance, et ux, to the State of Oregon by
and through its State Highway Commission,
dated October 29, 1954, recorded December 10,
1954, in Volume 271, Page 112, Deed records of
Klamath County, Oregon.
- (4) Reservations and restrictions contained in the
dedication of North Beaver Marsh Addition, as
follows: "said plat subject to the following
conditions: (1) a 120 foot building set-back
line along the front of Lots 11, 12, 13, 14,

Return to: **Francis & Martin**
1199 N.W. Wall Street • Bend, Oregon 97701-1934
(503) 389-5010
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15, 16, 17, 18 and 19, Block 1, Lots 1, 2, 3, 4 and 5, Block 2, Lots 1 and 2, Block 4, to leave clear area for the landing and take-off of airplanes from Beaver Marsh Airport; (2) additional restrictions as provided in recorded protective covenants; (3) a 16' easement to provide ingress and egress for the construction and maintenance of public utilities, said easement being centered on the side and back of lots.

The true consideration for this conveyance is \$1,500.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

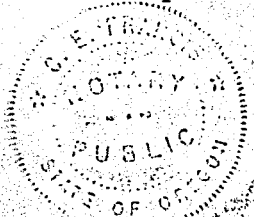
DATED this 8th day of July, 1986.

C. Edwin Francis
By: C. Edwin Francis
FRANCIS WHOLESALE, INC.

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged by C. EDWIN FRANCIS, President of FRANCIS WHOLESALE, INC., on behalf of the corporation. Before me:

CSJ
Notary Public for Oregon
My commission expires: 1987



2 - WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 10th day
of September A.D., 19 86 at 3:34 o'clock P. M., and duly recorded in Vol. M86,
of _____ Deeds on Page 16358.

FEE \$14.00

Evelyn Biehn,
By _____

County Clerk

Patricia Smith