

66397

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'86 SEP 25 AM 11 49

WARRANTY DEED

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

P.O. Box 681
La Pine, Oregon 97739

JOHN H. MARSHALL and MARGIE A. MARSHALL, an estate in fee
simple as tenants by the entirety, Grantors, conveys and warrants
to KEN BOYER, Grantee, the following described real property free
of encumbrances except as specifically set forth herein:

Lots 5 and 6 in Block 17 of Tract No. 1061, Second
Addition to River Pine Estates, according to the
official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

SUBJECT TO:

(1) Taxes for Account #2309-13C-6500 are unpaid as
follows:

1983-84 in the amount of \$78.34 plus interest
1984-85 in the amount of \$87.86 plus interest.

1985-86 in the amount of \$101.05 plus interest.

Note: If paid by August 15, 1986, total due is
\$312.43. (Lot 5)

Taxes for Account #2309-13C-6400 are unpaid as
follows:

1984-85 in the amount of \$87.86 plus interest.

1985-86 in the amount of \$101.05 plus interest.

Note: If paid by August 15, 1986, total due is
\$204.80. (Lot 6)

(2) Reservations and restrictions in deed from the
Shevlin-Hixon Company to Brooks Scanlon, Inc.,
recorded March 28, 1951, in Volume 246 page 165,
Deed Records of Klamath County, Oregon, as follows:
"...subject to any and all railroad rights of way,
and easements for public and private roads and
highways, logging road, telephone, telegraph and

Ret.
Francis & Martin
1199 N.W. Wall Street • Bend, Oregon 97701-1934
(503) 389-5010

power lines, if any there be, in addition to those hereinabove specifically set-out, created by instruments or proceedings shown by the public records of Klamath County, Oregon or evidenced by actual occupancy or use; and is also made subject to any exceptions and reservations contained in any patent to any of said lands from the United States of America.

(3) Right of Way, including the terms and provisions thereof, given by Betty Ahern to Midstate Electric Cooperative, Inc., dated June 23, 1972, recorded June 23, 1972, in Volume M-72 on page 6813, Deed Records of Klamath County, Oregon, for transmission line.

(4) Building and use restrictions for Second Addition to River Pine Estates, dated June 23, 1972, recorded June 23, 1972, in Volume M-72 on page 6815, Deed Records of Klamath County, Oregon.

(5) Reservations and restrictions in the dedication and shown on the plat of Second Addition to River Pine Estates.

(6) Trust Deed, including the terms and provisions thereof, executed by John H. Marshall and Margie A. Marshall, as grantors, to W. C. Francis, as trustee, for Vera J. Nelson, as beneficiary, dated February 28, 1979, recorded March 6, 1979, in Volume M-79 on page 5051, Mortgage Records of Klamath County, Oregon, to secure the payment of \$10,000.00.

By Assignment of Trust Deed, recorded April 5, 1983, in M-83 on page 5095, records of Klamath County, Oregon, Vera J. Nelson assigned her interest to Vera J. Nelson as trustee, under the terms of a certain Declaration of Trust dated March 30, 1986.

Which Grantee assumes and agrees to pay.

The true consideration for this conveyance is assumption of Grantors' obligations as secured by a Deed of Trust to Vera J. Nelson.

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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 4th day of ^{September}~~August~~, 1986.

John H. Marshall
JOHN H. MARSHALL

Margie A. Marshall
MARGIE A. MARSHALL

STATE OF OREGON)

County of Deschutes : ss.
)

Personally appeared the above named JOHN H. MARSHALL and
acknowledged the foregoing instrument to be his voluntary act.
Before me:

Olivia W. Drake
Notary Public for Oregon
My commission expires: 10-9-89

STATE OF OREGON)

County of Deschutes : ss.
)

Personally appeared the above-named MARGIE A. MARSHALL and
acknowledged the foregoing instrument to be her voluntary act.
Before me:

Olivia W. Drake
Notary Public for Oregon
My commission expires: 10-9-89

3 - WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D. 19 86 at 11:49 o'clock A M., and duly recorded in Vol. 386
of _____ Deeds on Page 17426

FEE \$13.00

Evelyn Biehn, County Clerk
By Don Smith