

MTL 12087

74596

STATUTORY WARRANTY DEED

Vol. 1057 Page 8312

Judy Schmitt, Grantor, conveys and warrants to Charlotte Investment, Inc., Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

PINE RIDGE ESTATES, UNIT NO. 1, in the County of Klamath, State of Oregon
Block 1, Lot 6

Subject to and excepting:

1. Conditions and restrictions, as disclosed on the recorded plat of Pine Ridge Estates, Unit 1, being a 20 foot setback line along all streets and also subject to a 15 foot alleyway easement along the westerly line of Lot 2, Block 1, also Lot 10, Block 1 and Lot 2, Block 5 and for private alleyway use only.
2. Existing Power line easement as disclosed on the Plat of Pine Ridge Estates, Unit 1, over Lots 1 through 9 including Block 4 and Lot 1 and 2, Block 5 and Lot 5, Block 1.
3. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of the Williamson River, (includes all Blocks 1 and 5)
4. Covenants, easements and restrictions, not existing restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded:
: September 28, 1973 Book: 2-73 Page: 11211
: April 18, 1978 Book: 2-78 Page: 509
The true and actual consideration for this conveyance is \$

Until a change is requested, all tax statements are to be sent to the following address: Pacific Power, Suite 925, 1001 Blaney Street, Medford, Oregon. 97504

Witness my hand and seal this 12th day of October, 1982.

Witness me

8313

Judy Schermer
Judy Schermer

STATE OF OREGON
County of Elsworth ss.

On this 11th day of October, 1912, personally
appeared before me this above named Judy Schermer and acknowledged
the foregoing instrument to be her voluntary act and deed.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2/1/13

STATE OF OREGON, COUNTY OF ELWORTH ss.

Filed for record in request of Winnipeg Trust Company
of AD. 9 42 at 11:30 A.M. and duly recorded in Vol. 117
of Books on Page 217
Book 117th. County Clerk
By [Signature]

FEE \$1.10