

ATE 18047

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74597

STATUTORY WARRANTY DEED

Judy Scherzer, Grantor, conveys and warrants to Leroy L. Smith and Ruth Smith, Grantees, 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 7

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 10 foot walkway easement along the Northerly line of Lot 4, Block 1 and Lot 2, Block 2 are for private walkway use only.
2. Existing Power Line easement as disclosed on the Plat of Pine Ridge Estates, Unit 1, over lots 1 through 8 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. (Affects all Blocks 1 and 5)
4. Covenants, easements and restrictions, but excluding restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.

Recorded : September 28, 1973 Book: 8-73 Page: 11111

Amended : April 18, 1976 Book: 8-76 Page: 7509

Grantor and Grantee:

The true and actual consideration for this conveyance is \$

And a change is requested, all tax statements are to be sent

to the following address: Pacific Power, Suite 100, 1001 Union Street,

Medford, Oregon 97504

DATED this 5th day of October, 1982.

W. M. M. C.

8315

Judy Schermer
Judy Schermer

STATE OF OREGON)
) ss.
County of Clatsop)

On this 12th day of October, 1982, 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: 2/18/85

STATE OF OREGON COUNTY OF CLATSOP ss.

Filed for record at request of Mountain State Company on 11-11-82
at Day A.D. 1982 at 11:36 a.m. and duly recorded in Vol. 712
of Books on Page 171
By Deputy Notary County Clerk [Signature]

FEE \$11.70