

76848

MTC-18380  
**WARRANTY DEED**  
(Statutory Form)

Vol M87

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**GRANTOR:** BETTY LU WIRTH also known as BETTE L. WIRTH

**CONVEYS AND WARRANTS TO**

**GRANTEE:** DONALD E. ALLEN and VICKI ALLEN, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:  
Lot 10, Block 9, FIRST 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 the fiscal year 1987-1988, a lien, not yet due and payable.
2. Reservations as contained in dedication and on the plat of First Addition to River Pines Estates.
3. A 20 foot building setback line as shown on dedicated plat.
4. Easement recorded January 2, 1952 in Volume 258, Page 425, Records of Klamath County, Oregon.
5. Building and Use Restrictions recorded May 5, 1967 in Volume M67, Page 3386, Microfilm Records of Klamath County, Oregon.
6. Easement recorded May 22, 1967 in Volume M67, Page 3803, Microfilm Records of Klamath County, Oregon.
7. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308, O.R.S.

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 the property should check with appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 11,000.00\*\*

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

**DATED:** July 10, 1987

**GRANTOR:**

*Bette L. Wirth*

Until a change is requested, all tax statements shall be sent to the following address: Donald E. Allen and Vicki Allen, HC 61, Box 15, LaPine, OR 97739

STATE OF OREGON, County of Deschutes

Date: July 10, 1987

Personally appeared the above named Bette L. Wirth

and acknowledged the foregoing instrument to be her\* voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: 6-25-90

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

**WARRANTY DEED**

WIRTH TO ALLEN

AFTER RECORDING RETURN TO  
Key Escrow Company  
P. O. Box 6178  
Bend, OR 97708

ATTN: LINDA ROSS, CEO

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee: \$10.00

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 14th day of July, 1987, at 8:36 o'clock

A M., and recorded in book M87 on page 12359

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

COUNTY CLERK

By *Paul Smith*

DEPUTY.

No. 27-10756L