

WARRANTY DEED
(Statutory Form)

87084

Vol. 1788 Page 7215

GRANTOR:

PATRICIA BOURGOINE

CONVEYS AND WARRANTS TO

GRANTEE:

THOMAS R. CONNELL, JR. and DALLENE D. CONNELL,
husband and wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1, Block 7, TRACT NO. 1069, according to the official plat thereof on file
in the office of the County Clerk of Klamath county, Oregon.

Tax Account No.: 2607 001C0 09900

SUBJECT TO: See EXHIBIT "A" attached hereto.

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 \$15,000.00

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

DATED: May 5, 1988

GRANTOR:

Patricia Bourgoine
Patricia Bourgoine

Until a change is requested, all tax statements shall be sent to the following address: GRANTEE: 560 Kingwood Drive NW
Salem, Oregon 97304

STATE OF OREGON, County of Marion

Date: May 5, 1988

Personally appeared the above-named
Patricia Bourgoine

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

Wendie Jordan Smith
Notary Public for Oregon

My commission expires: 9-17-90

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

BOURGOINE TO CONNELL

AFTER RECORDING RETURN TO
Thomas and Dallene Connell
560 Kingwood Drive NW
Salem, Oregon 97304

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

STATE OF OREGON, County of
I certify that the within instrument was re-
ceived for record on the day of

M., and recorded in book at o'clock
on page
Witness my hand and seal of County affixed.

COUNTY CLERK

DEPUTY.

EXHIBIT A

SUBJECT TO:

1. 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.

2. Reservations and restrictions as contained in plat dedication to wit:

"(1) 25 foot building set back from front and side property lines, (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to approval of the County Sanitarian. (5) Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved for public access easement. (6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. (7) All existing easements and reservations of record. (8) A sanitary line set back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

3. Articles of Association of Little Deschutes River Woods Owners Association, subject to the terms and provisions thereof, recorded in Volume M73, Page 2591, and amendments thereto recorded in Volume M77, Page 23644 and M77 at Page 23645, Microfilm Records of Klamath County, Oregon.

4. Electric Line Right of Way Easement, subject to the terms and provisions thereof,

Dated: August 14, 1978
Recorded: August 22, 1978, Volume M78, Page 18615,
Microfilm Records of Klamath County, Oregon
In Favor Of: Midstate Electric Cooperative, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of May 1988 at 3:15 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 7215.

Evelyn Biehn
By Bernetha J. Letoch County Clerk

FEE \$15.00