

WARRANTY DEED
(ORS 93.850)

GWEN EASTERLY, Grantor, conveys and warrants to MERYL LOUISE COLLIER, Grantee, RESERVING TO GWEN EASTERLY a life estate for the term of her life, the following described real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein, to-wit:

Lot 5, Block 8, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO

1. A 50 foot Pacific Telephone and Telegraph easement over Easterly and Southerly portion of lot as shown on dedicated plat.
2. A 20 foot building setback line from streets as shown on dedicated plat.
3. Rights of way, including the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85, page 65 and Deed Volume 85, page 66, Records of Klamath County, Oregon, over the $W\frac{1}{2}SE\frac{1}{4}$, $SE\frac{1}{4}SW\frac{1}{4}$ of Section 24, $NE\frac{1}{4}NW\frac{1}{4}$ of Section 25 and $SE\frac{1}{4}NE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$ of Section 25 and $SE\frac{1}{4}NE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$ of Section 25, for transmission and distribution of electricity.
4. Right of way agreement for gas pipe line 100 feet in width, including the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California Corporation, recorded September 26, 1960 in Volume 324, page 292, Deed Records of Klamath County, Oregon. Notice of location of said pipe across the $W\frac{1}{2}NE\frac{1}{4}$ of Section 25 was recorded September 28, 1961 in Volume 332, page 580, Deed Records of Klamath County, Oregon. Subject to the terms of documents recorded July 27, 1972 in Volume M72, page 8202, Microfilm Records of Klamath County, Oregon, for the consent for road across the right of way of Pacific Pipe Line Station M.P. 493.5, as set forth in this exception.

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5. An easement created by instrument, including the terms and provisions thereof,
Dated: May 19, 1969
Recorded: May 22, 1969
Volume: M69, page 3857, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Construction and operation of electric distribution line over said addition.
6. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.
7. An easement created by instrument, including the terms and provisions thereof,
Dated: May 19, 1969
Recorded: May 27, 1969
Volume: M69, page 3955, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Construction and operation of electric distribution line over said addition.
8. Grant of easement, including the terms and provisions thereof,
Dated: June 26, 1972
Recorded: January 22, 1973
Volume: M73, page 763, Microfilm Records of Klamath County, OREGON
In favor of: Pacific Northwest Bell Telephone Company
For: Underground communication facilities.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THESE PREMISES. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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True consideration for this conveyance is \$32,500.00.
Dated this 8th day of November, 1988.

Gwen Easterly
Gwen Easterly,

STATE OF OREGON }
County of Douglas } ss

On this 8th day of November, 1988, personally
appeared before me the above named Gwen Easterly and
acknowledged the foregoing instrument to be her
voluntary act and deed.

Mary R. Marion
Notary Public for Oregon
My commission Expires: 3-7-92

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Gwen Easterly

on this 21st day of Nov. A.D., 19 88
at 9:58 o'clock AM. and duly recorded
in Vol. M88 of Deeds Page 196672.

Evelyn Biehn County Clerk

By Debra M. Mullendore

Fee, \$18.00

Deputy.



Mail tax statements to:

~~Meryl Collier~~
~~604 S.E. 95th Ave.~~
~~Vancouver, Washington 98664~~

Gwen Easterly
2756 N. W. Broad Str. # 13
Roseburg, Oregon 97470

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Return: Meryl Collier
604 S.E. 95th Ave.
Vancouver, Wa. 98664