

(Statutory Form)

MTC-20927

GRANTOR: JAMES TRUPP and SHARON TRUPP

## CONVEYS AND WARRANTS TO

GRANTEE: LAURA L. STOVER and WILLIAM L. STOVER, not as tenants in common  
but with the right of survivorship, that is the fee shall vest  
in the survivor of the within named Grantees

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

Lot 3, in Block 1 of JACK PINE VILLAGE, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

Tax Acct. # 2309 025A0 09000

## SUBJECT TO:

1. A 20 foot building setback as shown on dedicated plat.
2. A 50 foot easement along rear of lot in favor of Pacific Telephone and Telegraph, as shown on dedicated plat.
3. Rights of way, subject to the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85, Page 65 and Deed Volume 85, Page 66, Records of Klamath County, Oregon.
4. An easement created by instrument dated May 18, 1969, recorded May 22, 1969, Volume M69, page 3857 Microfilm Records of Klamath County, Oregon.
5. Covenants, conditions, restrictions and easements imposed by instrument recorded May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.
6. An easement created by instrument dated May 19, 1969, recorded May 27, 1969, Volume M69, page 3955, Microfilm Records of Klamath County, Oregon.
7. An easement created by instrument dated May 22, 1985, recorded June 14, 1985, Volume M85, page 8932, Microfilm Records of Klamath County, Oregon.
8. Agreement for service dated May 27, 1985, recorded June 14, 1985, Volume M85, page 8947, Microfilm Records of Klamath County, Oregon from Midstate Electric Cooperative, Inc. to Ray and Linda Collins.

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 \$ 20,000.00

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

## DATED:

January 27<sup>th</sup>, 1989

## GRANTOR:

James Trupp By Flora Sanders P.O.A.  
James Trupp by Flora Sanders, his attorney in fact  
Sharon Trupp By Flora Sanders P.O.A.  
Sharon Trupp by Flora Sanders, her attorney in fact.

Until a change is requested, all tax statements shall be sent to the following address: Laura L. Stover & William L. Stover  
3966 S. Pacific Hwy. #56, Medford, OR 97501

STATE OF OREGON, County of Lane

Date: January 27, 1989

Personally appeared the above named Flora Sanders  
being duly sworn as the Attorney-in-Fact for  
James Trupp and Sharon Trupp  
and acknowledged the foregoing instrument to be the  
voluntary act and deed. Before me:  
of said Principals.

Notary Public for Oregon

My commission expires: FEBRUARY 18th, 1990

State of Oregon, County of Lane

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

TRUPP TO STOVER

AFTER RECORDING RETURN TO  
Key Escrow Co. #27-12853K  
PO Box 6178  
Bend, OR 97708

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

Fee \$8.00

STATE OF OREGON, County of Klamath

I certify that the within instrument was re-  
ceived for record on the 28th day of  
Feb., 19 89 at 12:42 o'clock  
P.M., and recorded in book M89 on page 3524-Deeds  
Witness my hand and seal of County affixed.

Evelyn Biehn  
COUNTY CLERK

By Dorlene M. Mendenhall  
DEPUTY.