

GRANTOR: HUYETT S. HOGAN

CONVEYS AND WARRANTS TO

GRANTEE: WILLIAM T. KLEPPER

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

Lot 5 in Block 13, 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.

Tax Account No. 2309 024B0 01100

SUBJECT TO:

1. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
2. A 20 foot building setback line as shown on dedicated plat.
3. Easement to Midstate Electric Cooperative, Inc. recorded January 2, 1952 in Volume 258, page 425, Records of Klamath County, Oregon.
4. Building and Use Restrictions recorded May 5, 1967 in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon.
5. Easement recorded May 22, 1967 in Volume M67, page 3803, Microfilm Records of Klamath County, Oregon.
6. 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 \$ 18,500.00.

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

DATED: March 30, 1989

GRANTOR:

Huyett S. Hogan
 Huyett S. Hogan

Until a change is requested, all tax statements shall be sent to the following address: HC 32, Box 478, Gilchrist, OR 97737

STATE OF OREGON, County of KlamathDate: March 30, 1989

Personally appeared the above named

Huyett S. Hogan

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

Notary Public for Oregon.

My commission expires: 5/16/92

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

HOGAN TO KLEPPER

AFTER RECORDING RETURN TO
 Key Escrow Company
 P.O. Box 6178
 Bend, OR 97708
 #27-13030K

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 5th day of April, 1989, at 11:40 o'clock

A.M., and recorded in book M89 on page 5745 Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By Darlene Mulendase

DEPUTY.

Fee \$8.00