

4385

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m89 Page 15930

THOMAS HARMON and CAROL A. HARMON, husband and wife

Grantor,

conveys and warrants to DALE K. BROWN and VICKI L. BROWN, husband and wife

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
SEE EXHIBIT A

28 08 1600 3400 & M 147654 000

The said property is free from encumbrances except those shown on the reverse side if any

The true consideration for this conveyance is \$ 52,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of August, 1989

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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Thomas Harmon
THOMAS HARMONX Carol A. Harmon
CAROL A. HARMON

STATE OF OREGON, County of Deschutes

) ss.

This instrument was acknowledged before me on August 16, 1989
by THOMAS HARMON AND CAROL A. HARMON

(SEAL)

NOTARY
PUBLICNancy K. Blackburn
Notary Public for Oregon
My commission expires 5-17-93

WARRANTY DEED

THOMAS HARMON
DALE K. BROWN

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording, return to:

DALE K. BROWN
VICKI L. BROWN
HC 30, BOX 32
CHEMULT, OR 97731

Until a change is requested, all tax statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

89 AUG 25 AM 11 54

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. 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.

3. An easement created by instrument, subject to the terms and provisions thereof, as disclosed by Warranty Deed,

Dated: June 1, 1961

Recorded: November 17, 1961

Volume 333/Page 690, Deed Records of Klamath County, Oregon

"An easement of 25 feet along the East, North and West lines for egress and ingress and for public utilities."

4. An easement created by instrument, subject to the terms and provisions thereof as disclosed by deeds,

Recorded: January 3, 1961

Volume 326/Page 385, Deed Records of Klamath County, Oregon and

Recorded: September 22, 1961

Volume 332/Page 437, Deed Records of Klamath County, Oregon

In Favor of: United States of America

For: A 66 foot right of way

5. An easement created by instrument, subject to the terms and provisions thereof,

Dated: February 17, 1981

Recorded: March 31, 1981

Volume H81/Page 5703, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: To construct, operate and maintain an electric transmission and/or distribution line.

6. The 1989-1990 Taxes, a lien not yet payable.

The W1/2 of the NW1/4 of the NE1/4 of the SW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. And including that small piece of the W1/2 of the SW1/4 of the NE1/4 of the SW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, located North of the U.S. Forest Service Road No. 283.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of August A.D., 19 89 at 11:54 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 15930.

FEE \$18.00

Evelyn Biehn - County Clerk

By Paula Mullendore