

4755

Vol m89 Page 16553  
ATC # 05033670

WARRANTY DEED



TITLE ESCROW RETURN TO:

ROLAND R. HUTCHINGS *see*

P.O. Box 761

Salinas, Ca. 93902

UNTIL A CHANGE IS REQUESTED ALL TAX

STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

WILLIAM H. REYNOLDS and MARGIE J. REYNOLDS, husband and wife hereinafter called GRANTOR(S), convey(s) to ROLAND R. HUTCHINGS hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 13, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 21 MAP 4008-6BA TL 1000

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Taxes for the year 1989-1990 are now a lien, but not yet payable. 2) This property lies within and is subject to the levies and assessments of the Klamath River ares Road District. 3) Conditions, Restrictions as shown on the recorded plat of Fifth Addition to Klamath River Acres. 4) All matters arising from any shifting in the course of Klamath River, including but not limited to accretion, reliction and avulsion. 5) Right, title and interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Klamath River and public rights of fishing and recreation in and to the shoreline of said river. 6) Waiver of riparian rights and release of damages, as disclosed by an instrument recorded September 16, 1905 in Book 18 at page 371, Deed Records of Klamath County, Oregon. 7) Restrictive Covenant recorded October 3, 1986, in Book M-86 at page 18086, which cites in part as follows: "shall have no mobile homes erected, placed or permitted thereon, nor at any time shall any mobile home be used as a residence, temporary or permanent upon said lots. Camp trailers, travel trailers and motor homes may be stored upon the premises, but may not be used for living quarters or residence.

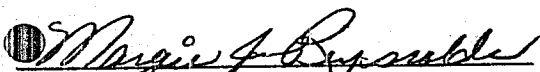
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is 20,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of August, 1989.

  
WILLIAM H. REYNOLDS

  
MARGIE J. REYNOLDS

Continued on next page

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STATE OF CALIFORNIA, Monterey County ss:

On this 28 day of August, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared William H. Reynolds and Margie J. Reynolds, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged that they executed the same.

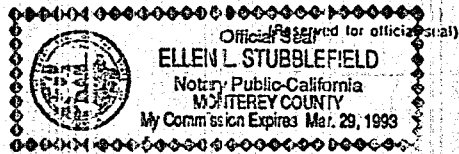
WITNESS my hand and official seal.

Signature:

Ellen Louise Stubblefield

Name (typed or printed)

My Commission expires: March 29, 1993



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day of Sept. A.D., 19 89 at 3:34 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 16553.

Evelyn Biehn County Clerk

By

Daniel Mulder

FEE \$13.00