

OK

6155

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. 289 Page 19028

NORMAN HOFFMAN and MAVIS L. HOFFMAN, husband and wife

conveys and warrants to GERALD L. BROWN

Grantor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 8, Block 5, RIVER PINE ESTATES, in the County of Klamath, State of Oregon.

TAX ACCT. #2309-24A0, 1600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$11,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of October, 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.

STATE OF OREGON, County of Josephine

This instrument was acknowledged before me on

by NORMAN HOFFMAN AND MAVIS L. HOFFMAN

(SEAL)

Shirley A. Hoff
Notary Public for Oregon
My commission expires 1-25-92

WARRANTY DEED

NORMAN HOFFMAN
GERALD L. BROWN

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

GERALD L. BROWN

P.O. BOX 109

CRESENT LAKE OR 97425

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Josephine

I certify that the within instrument was received for record on the 5th day of October, 1989, at 5 o'clock P.M., and recorded in book/reel/volume No. 289 on page 19028 or as fee/file/instrument/microfilm/reception No. 289-19028, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By

Deputy

89 OCT 9 AM 11 13

19028

19028

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

2. This property lies within and is subject to the levies and assessments of the River Pines Estates Road District.

3. Conditions, Restrictions as shown on the recorded plat of River Pine Estates.

4. Subject to rules and regulations of Fire Patrol District.

5. Access Restrictions, including the terms and provisions thereof contained in Deed:

To: State of Oregon, by and through its State Highway Commission
Recorded: June 20, 1952
Book: 255
Page: 329

6. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein.

As granted to: Midstate Electric Cooperative, Inc.
Recorded: January 2, 1952
Book/Page: 258/425
For: The right to enter on lands of grantor

7. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: July 14, 1965
Book: 363
Page: 180

8. Easement, including the terms and provisions thereof,

For: Electric line right of way easement
Granted to: Midstate Electric Cooperative, Inc., a cooperative corp.
Recorded: April 28, 1983
Book: M-83
Page: 6466
Fee No: 22909

9. Agreement, including the terms and provisions thereof,

Regarding: Agreement for electric service
Between: Rolla N. Miller and Rosemary T. Hamilton
And: Midstate Electric Cooperative, Inc.
Recorded: July 14, 1983
Book: M-83
Page: 11204
Fee No: 25747

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Co.,
on this 9th day of Oct. A.D. 1989
at 11:13 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 19028
Evelyn Biehn
By Caroline Mullenders
Deputy.

Fee, \$13.00