

OK

9018

WARRANTY DEED—STATUTORY FORM

Vpl. m89 Page 24113

MARSHALL P. RAMSEY, JR. and DOLORES J. RAMSEY, husband and wife

Grantor,

conveys and warrants to WILLIAM F. HESS and LOLA L. HESS, 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:

Lot Fifteen (15), Block Six (6), JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Sale includes a 1977 Brookwood Mobile Home with License #X-136400, VIN #MA0067AB.

TAX #2309 025AO 07200 KEY #133974

(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 \$ 40,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 7th day of December, 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on

By MARSHALL P. RAMSEY AND DOLORES J. RAMSEY

December 7, 1989

(SEAL)

Notary Public for Oregon

My commission expires 12-11-89

WARRANTY DEED

MARSHALL P. RAMSEY

WILLIAM P. HESS

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WILLIAM P. HESS

LOLA L. HESS

2821 STAMM DR.

ANTIOCH

CA 94509

NAME, ADDRESS, ZIP

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

I certify that the within instrument was received for record on the day of 12-11-89,

at o'clock M., and recorded in book/reel/volume No. 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

24114
8106
SUBJECT TO THE FOLLOWING:

1. A 20 foot building setback as shown on dedicated plat.
2. A 30 foot road and utility easement as shown on dedicated plat.
3. Right of way, subject to the terms and provisions thereof, for gas transmission line, recorded September 26, 1960 in Deed Volume 324, Page 290, Deed Records of Klamath County, Oregon, in favor of Pacific Gas Transmission Company.

Notice of Location Amending Description of Existing Right of Way, dated February 23, 1962 and recorded in Volume 336, Page 23, Deed Records of Klamath County, Oregon.

Notice of Location Amending Description of Existing Right of Way, dated November 30, 1978 and recorded January 17, 1979 in Volume M79, Page 1274, Microfilm Records of Klamath County, Oregon.

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 23, 1969 in Volume M69, Page 3870, Microfilm Records of Klamath County, Oregon.

5. Rights of Way, subject to the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85, Pages 65 and 66, Deed Records of Klamath County, Oregon, over the W1/2 SE1/4, SE1/4 SW1/4 of Section 24, NE1/4 NW1/4 of Section 25, and SE1/4 NE1/4, W1/2 NE1/4, SE1/4 NW1/4 of Section 25 for transmission and distribution of electricity.

6. An easement created by instrument, subject to the terms and provisions thereof, dated May 19, 1969 recorded May 22, 1969 in Volume M69, Page 3857, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative, Inc. for construction and operation of electric distribution line over said addition.

7. An easement created by instrument, subject to the terms and provisions thereof, dated May 19, 1969 recorded May 27, 1969 in Volume M69, Page 3955, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative, Inc. for construction and distribution lines over said addition.

8. 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day of Dec. A.D., 19 89 at 3:23 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 24113

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mullendore