

11678

MTC 23020

WARRANTY DEED

(Statutory Form)

Vol. m9d Page 3525

GRANTOR: JERRY K. RABENAU and RUTH E. RABENAU, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: ROLLIN O. FILLMORE and JOAN M. FILLMORE, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
 Lot 6, Block 14, THIRD 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 013C0 09800

SUBJECT TO:

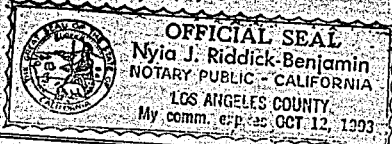
1. Building setback lines as shown on dedicated plat: 45 foot setback from Cheryl Drive;
2. 25 foot setback from rear lot lines; 20 foot setback from side lot lines.
3. Covenants, conditions, restrictions and easements, imposed by instrument, recorded June 5, 1973 in volume M73, page 6940, Microfilm Records of Klamath County, Oregon.
4. 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 \$ 23,000.00.

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

DATED: FEB. 16, 1990



GRANTOR:

Jerry K. Rabenau
 Jerry K. Rabenau
Ruth E. Rabenau
 Ruth E. Rabenau

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

GRANTEE AT: c/o LARSON & STADTHER, INC.
 P.O. Box 671 LaPine, OR 97739

California
 STATE OF OREGON, County of LOS ANGELES

Date: FEB. 16, 1990

Personally appeared the above named
 Jerry K. & Ruth E. Rabenau

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

Nyia J. Riddick-Benjamin
 Notary Public for REPUBLIC California

My commission expires: 10-12-1993

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

RABENAU TO FILLMORE

AFTER RECORDING RETURN TO
 KEY TITLE COMPANY

#27-14814K
 P.O. Box 6178
 Bend, OR 97708

(DON'T USE THIS
 SPACE! RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

STATE OF OREGON, County of Klamath, OR.

I certify that the within instrument was re-
 ceived for record on the 23rd day of
Feb. 1990 at 2:41 o'clock
 PM, and recorded in book M90 on page 3525-Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By *Pauline Millender*
 DEPUTY.

Fee \$28.00