

11870

MTC 23066

WARRANTY DEED - STATUTORY FORM

KATHERINE M. STEINMETZ  
conveys and warrants to CLARENCE MARCHAND  
Grantor,

except as specifically set forth herein situated in  
LOT NINE (9), BLOCK FIVE (5), JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON  
Grantor, the following described real property free of encumbrances  
County, Oregon, to-wit:

23-09-25A0 5700

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY  
The true consideration for this conveyance is \$ 3,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15th day of February, 19 90  
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.

KATHERINE M. STEINMETZ

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on  
KATHERINE M. STEINMETZ

February 15, 19 90

Notary Public for Oregon  
My commission expires 10-28-90

WARRANTY DEED

KATHERINE M. STEINMETZ	GRANTOR
CLARENCE MARCHAND	GRANTEE
GRANTOR'S ADDRESS, ZIP	
After recording return to:	
BEND TITLE COMPANY	
P.O. BOX 752	
BEND, OR 97709	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
CLARENCE MARCHAND	
56 Periwinkle Ct.	
Warrenton, VA 22186	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

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.  
By \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

Subject to a 20 foot building setback from all street sides as shown on dedicated plat. 3881

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.

Rights of Way, subject to the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85, page 65 and Deed Volume 85, page 66, all 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.

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

Dated: May 19, 1969

Recorded: May 22, 1969

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

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

Dated: May 19, 1969

Recorded: May 27, 1969

Volume: M69, page 3955, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Construction and distribution line over said addition

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day of Feb. A.D., 19 90 at 3:20 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 3880

FEE \$33.00

Evelyn Biehn  
By Debbie Mullenders County Clerk

Record of Deeds of said county.  
Witness my hand and seal of  
County Clerk.

NAME \_\_\_\_\_

Deputy \_\_\_\_\_

NAME AND ADDRESS OF  
THE PARTY TO WHOM THE INSTRUMENT IS  
BEING RECORDED.  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE \_\_\_\_\_  
ZIP \_\_\_\_\_