

MTC 23275

WARRANTY DEED—STATUTORY FORM Vol. 1990 Page 5423



OK 12735 RAYMOND EARL BROWN and ELVIDA IRENE BROWN, as tenants in common Grantor,

conveys and warrants to RICHARD E. OMSBEE AND AARON S. NEET, each as to an undivided 1/2 interest, as tenants in common.

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

Lot Four (4), Block Two (2), JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2309 025AO 04500

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 11,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of March, 1990.

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.

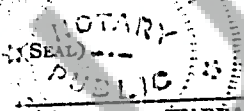
Signature of Raymond Earl Brown, RAYMOND EARL BROWN

Signature of Elvida Irene Brown, ELVIDA IRENE BROWN

STATE OF OREGON, County of LANE ) ss. This instrument was acknowledged before me on March 19, 1990.

by RAYMOND EARL BROWN AND ELVIDA IRENE BROWN

Signature of Notary Public for Oregon, My commission expires 7/28/91



WARRANTY DEED table with columns for GRANTOR (RAYMOND EARL BROWN) and GRANTEE (RICHARD E. OMSBEE, AARON S. NEET). Includes address for RICHARD E. OMSBEE and AARON S. NEET at C/O P.O. BOX 376, LAPINE, OR 97739.

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 ... Deputy

90 MAR 23 PM 3 59

SUBJECT TO THE FOLLOWING:

1. A 20 foot building setback from Mustang Lane and Cougar Lane as shown on dedicated plat.
2. Covenants, conditions, restrictions and easements, 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.
3. Rights of way, subject to the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85, page 65 and Deed Volume 85, page 66, 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.
4. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: May 18, 1969  
 Recorded: May 22, 1969  
 Volume: M69, page 3857, Microfilm Records of Klamath County, Oregon  
 In Favor of: Midstate Electric Cooperative, Inc.  
 For: Consturction and operation of electric distribution line over said addition
5. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: May 19, 1969  
 Recorded: May 27, 1969  
 Volume: M79, 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 23rd day of March A.D., 19 90 at 3:59 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 5423.

FEE \$33.00

Evelyn Biehn - County Clerk  
By Pauline Muller