

OK

12735

WARRANTY DEED—STATUTORY FORM Vol. 1990 Page 5423

INDIVIDUAL GRANTOR

RAYMOND EARL BROWN and ELVIDA IRENE BROWN, as tenants in common
Grantor,
conveys and warrants to RICHARD E. ORMSBEE AND AARON S. NEET, each as to an undivided 1/2
interest, as tenants in common.

Grantee, the following described real property free of encumbrances
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

(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 \$ 11,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of March, 1990.

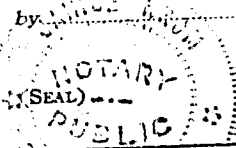
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Raymond Earl Brown
RAYMOND EARL BROWN

Elvida Irene Brown
ELVIDA IRENE BROWN

STATE OF OREGON, County of LANE) ss. March 19, 1990.

This instrument was acknowledged before me on March 19, 1990, by RAYMOND EARL BROWN AND ELVIDA IRENE BROWN.



[Signature]
Notary Public for Oregon
My commission expires 7/28/91

WARRANTY DEED	
RAYMOND EARL BROWN	GRANTOR
RICHARD E. ORMSBEE	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
RICHARD E. ORMSBEE	
AARON S. NEET	
C/O P.O. BOX 376	
LAPINE, OR 97739	
NAME, ADDRESS, ZIP	
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) 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

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 electirc 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 Paula Mullendore