

OK

131119

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m90 Page 6147

BRUCE L. KEMPTON and CAROL A. KEMPTON, husband and wife
Grantor,
conveys and warrants to DARRELL L. WALTERS and VALERIE G. WALTERS, 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 5, Block 4, NORTH BEAVER MARSH, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

Sale includes 1975 Frontier Mobile Home with License No. X-129637.

TAX #2808 019AO 01200

(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 \$ 21,047.05 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of February, 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.

X Bruce L. Kempton
BRUCE L. KEMPTON

X Carol A. Kempton
CAROL A. KEMPTON

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on February 6, 1990

BRUCE L. KEMPTON AND CAROL A. KEMPTON

Notary Public for Oregon

My commission expires 1-31-93

WARRANTY DEED

BRUCE L. KEMPTON

DARRELL L. WALTERS

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DARRELL L. WALTERS

VALERIE G. WALTERS

HO 30 BOX 80

HEMUL, OR 97731

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 _____, 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.

NAME

TITLE

By _____ Deputy

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SUBJECT TO THE FOLLOWING:

1. Reservations and restrictions in the dedication of North Beaver Marsh Addition, as follows: "...said plat subject to the following conditions:

- (1) A 120 foot building setback line along the front of Lots 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block 1; Lots 1, 2, 3, 4 and 5, Block 2; Lots 1 and 2, Block 4, to leave a clear zone for the landing and take off of airplanes from Beaver Marsh Airport;
- (2) Additional restrictions as provided in recorded protective covenants;
- (3) A 16 foot easement to provide ingress and egress for the construction and maintenance of public utilities, said easement being centered on the back and sides of all lots."

2. Mortgage, in favor of the State of Oregon, acting through the Department of Veterans' Affairs, with an approximate balance of \$18,547.05 which the grantees herein assume and agree to pay according to the terms and conditions thereof.

Recorded : December 7, 1977

Volume/Page: M77/23719, Microfilm records of Klamath County, Oregon

Mortgagor : Walther E. Maillet and Margaret A. Maillet

3. Trust Deed, in favor of Transamerica Financial Services, with an approximate balance of \$354.00, which the grantors herein will continue to pay according to the terms and conditions thereof.

Recorded : August 31, 1983

Volume/Page: M83/14749, Microfilm records of Klamath County, Oregon

Grantor : Walther E. Maillet and Margaret A. Maillet

Trustee : Transamerica Title Insurance Co.

4. Any improvement located on the insured property, which is described or defined as a mobile home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as therein provided.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day of April A.D., 19 90 at 11:31 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 6147.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullins