



K-42275  
STATUTORY WARRANTY DEED

Vol. m90 Page 11128

JACK HARRIS

conveys and warrants to CLARENCE FOX, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: CLARENCE FOX, Grantee,  
LOT 10 IN BLOCK 17 TRACT NO. 1061 SECOND ADDITION TO RIVER PINES ESTATES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

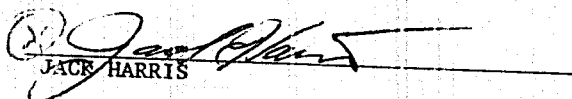
ALSO KNOWN AS TAX ACCOUNT 2309 13C 6000 KEY 130370

This property is free of liens and encumbrances, EXCEPT: THOSE MATTERS OF RECORD AND ITEMS AS SHOWN ON THE REVERSE HEREOF.

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.

The true consideration for this conveyance is \$ 6,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of June 19 90

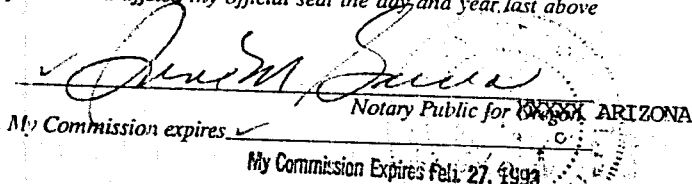
  
JACK HARRIS

STATE OF ~~OREGON~~ ARIZONA  
County of Pima } ss.

BE IT REMEMBERED, That on this 4th day of June, 19 90, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JACK HARRIS

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

  
Notary Public for ~~OREGON~~ ARIZONA  
My Commission expires Feb. 27, 1993

Title Order No. \_\_\_\_\_  
Escrow No. 117118

After recording return to:

CLARENCE FOX

1114 JOHNSON ST.

OREGON CITY, OR 97045

Name, Address, Zip

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

CLARENCE FOX

1114 JOHNSON ST.

OREGON CITY, OR 97045

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

Conveyed subject to:

1. All Easements of any type or nature for the transmission or distribution of water.
2. Reservations and restrictions in deed from The Shevlin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951, in Volume 246 page 165, Deed records of Klamath County, Oregon, as follows: "...subject to any and all railroad rights of way and easements for public and private roads and highways, logging roads, telephone, telegraph and power lines, if any there may be, in addition to those hereinabove specifically set-out, created by instrument or proceedings shown by the public records of Klamath County, Oregon, or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."
3. Right of Way, including the terms and provisions thereof, given by Betty Ahern to Midstate Electric Cooperative, Inc., dated June 23, 1972, recorded June 23, 1972, in Volume M 72 page 6813, Deed records of Klamath County, Oregon, for transmission line.
4. Building and Use Restrictions for Second Addition to River Pine Estates, Tract No. 1061, including the terms and provisions thereof, dated June 23, 1972, recorded June 23, 1972, in Volume M 72 page 6815, Deed records of Klamath County.
5. Reservation and restrictions in the dedications and on the plat of Second Addition to River Pine Estates, Tract No. 1061.

Read, approved, and accepted:

/s/ Clarence Fox  
Clarence Fox

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co. the 8th day  
of June A.D., 1990 at 2:36 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 11128.  
Evelyn Biehn County Clerk  
By Pauline Nielsen

FEE \$33.00