

WARRANTY DEED

Peggy M. Stivers, a single woman, Grantor, conveys and warrants to Wade A. Robison and Theresa A. Robison, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

That portion of the NW1/4 of the SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, lying South and West of SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also described as TRACT B of said SPORTSMAN PARK.

SUBJECT TO:

1. Taxes for the fiscal year 1987-1988, delinquent.
Original Amount: \$247.91 plus interest.
Account No. 3606 003CB 09200 Key No. 311978
2. Taxes for the fiscal year 1988-1989, delinquent.
Original Amount: \$230.47 plus interest.
Account No. 3606 003CB 09200 Key No. 311978
3. Taxes for the fiscal year 1989-1990, a lien due and payable.
Original Amount: \$243.32 plus interest
Account No. 3606 003CB 09200 Key No. 311978
4. Agreement, subject to the terms and provisions thereof, between Herbert Fleishbecker, et ux and the California Oregon Power Company, dated January 25, 1924, recorded February 15, 1924 in Volume 63, page 459, Deed Records of Klamath County, Oregon, concerning operation of dam, and control of water levels of Upper Klamath Lake.
5. The effect, if any, of reservations and restrictions as contained in plat dedication, to wit:

"Subject to 10 foot building setback lines and to easements over the rear of all lots for utilities."

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

The true and actual consideration for this conveyance is Sixteen Thousand Five Hundred Dollars and no/100 (\$16,500.00).

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

GMW.

90 JUN 29 PM 4 05

12933

Dated this 29th day of June, 1990.

GRANTOR

Peggy M. Stivers
Peggy M. Stivers

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Peggy M. Stivers and acknowledged the foregoing instrument to be her voluntary act. Before me:

Lynne F. DeGlen
Notary Public for Oregon
My Commission Expires: 9/12/93

After recording, mail to:

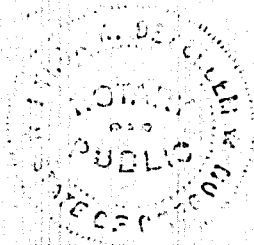
Wade and Theresa Robison
604 Mt. Pitt
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Melvin Ferguson
on this 29th day of June A.D., 19 90
at 4:05 o'clock P. M. and duly recorded
in Vol. M90 of Deeds Page 12932.
Evelyn Biehn
By Pauline Mulendare Deputy.
County Clerk

Fec. \$33.00



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