

16996

WARRANTY DEED

(Statutory Form)

Vol. m90 Page 12962

GRANTOR: WILBURN SMITH,

CONVEYS AND WARRANTS TO

GRANTEE: DONALD V. STORY and ARLETTA R. STORY, husband and wife,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 4 in Block 9 JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 1990/91 taxes, a lien in an amount to be determined, not yet payable.
2. Contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be.
3. Right of Way for pole and wire line, including the terms and provisions thereof, given by C.C. Sears and Mattie Sears to the Pacific Telephone and Telegraph Company, recorded December 26, 1926, in Volume 85 page 65, Deed records of Klamath County, Oregon.
4. Right of Way Easement, including the terms and provisions thereof, given by Betty Jane Ahorn to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 19, 1969, recorded May 22, 1969 in Volume M69 page 3857, Deed records of Klamath County, Oregon.
5. Reservations and restrictions in the dedication and as shown on the plat of Jack Pine Village.
6. Building and Use Restrictions of Jack Pine Village, recorded May 23, 1969 in Volume M69 page 3870, Deed records of Klamath County, Oregon.
7. Monthly assessments of Midstate Electric Cooperative, inc., as disclosed by Agreement dated May 14, 1984, recorded August 22, 1984, in Volume M84 page 14513, Deed records of Klamath County, Oregon.

Tax Ref: 2309-24D-1100 Key: 133135

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 appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 44,500.00.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED:

June 29, 1990

GRANTOR:

Wilburn E. Smith
Wilburn Smith

Until a change is requested, all tax statements shall be sent to the following address: GRANTEE AT: HC 32, Box 132
Gilchrist, OR 97737

STATE OF OREGON, County of Deschutes

Date: June 29, 1990

Personally appeared the above named

Wilburn Smith,

and acknowledged the foregoing instrument to be his
voluntary act and deed. Before me:

Jesse O. Wallace
Notary Public for Oregon
My commission expires: 6-26-93

State of Oregon, County of

Date:

Personally appeared

stated, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was
voluntarily signed and sealed in behalf of the corporation by authority of its Board of
Directors. Before me:

Notary Public for Oregon
My commission expires:

WARRANTY DEED

SMITH TO STORY

AFTER RECORDING RETURN TO
Key Escrow Co. #27-15506K
PO Box 6478
Bend, OR 97708

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of Klamath

I certify that the within instrument was re-
ceived for record on the 2nd day of

July, 1990, at 11:48 o'clock

A.M., and recorded in book M90 on page 12962

Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By Pauline Muelndor
DEPUTY.

Fee \$28.00