

WARRANTY DEED

Wade A. Robison and Theresa A. Robison, husband and wife, Grantors, conveys and warrants to Richard D. Cartwright and Dixie L. Cartwright, 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 Twenty-two Thousand Five Hundred Dollars (\$22,500.00).

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.

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Dated this 29 day of June, 1990.

GRANTORS

Wade A. Robison
Wade A. Robison

Theresa A. Robison
Theresa A. Robison

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Wade A. Robison and Theresa A. Robison, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Lynnda K. Duggan
Notary Public for Oregon
My Commission Expires: 9/12/93

Until a change is requested, all tax statements shall be mailed to Grantee at:

626 Lozier Lane
Medford, Oregon 97501

After recording, mail to:

Melvin D. Ferguson
325 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Melvin Ferguson
on this 2nd day of July A.D., 19 90
at 2:20 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 12967.
Evelyn Biehn County Clerk
By Douglas M. Mendenhall
Deputy.

Fee, \$33.00

