

OK

17553

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTORMTC 23924  
m90 Page 14003

DELBERT H. JONES and HELEN M. JONES, husband and wife

GRANTOR TO THE FOLLOWING: Grantor,

conveys and warrants to GRADY D. MARTIN and DEBRAH C. MARTIN, 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 19, Block 17, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2309 013CO 05100

(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 \$8,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5 day of July, 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.

DELBERT H. JONES

HELEN M. JONES

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on

by

DELBERT H. JONES AND HELEN M. JONES

(Seal)

PUBLIC  
STATE OF OREGON

Notary Public for Oregon

My commission expires 7-12-91

## WARRANTY DEED

DELBERT H. JONES  
GRADY D. MARTIN

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

GRADY D. MARTIN  
DEBRAH C. MARTIN  
34829 MATTHEWS RD.  
ELGENE, OR 97405

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

## STATE OF OREGON,

County of

SS.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/est/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

14003

14004

**SUBJECT TO THE FOLLOWING:**

1. Reservations as contained in deed from The Shevlin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951, in Volume 248, page 185, 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 road, telephone, telegraph and power lines, if any there be, in addition to those hereinabove specifically set-out, created by instruments 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 and of said lands from the United States of America."

2. Right of Way Easement, subject to the terms and provisions thereof,

Dated: June 23, 1972

Recorded: June 26, 1972

Volume: M72, page 6813, Microfilm Records of Klamath County, Oregon

From: Betty Ahern

To: Midstate Electric Cooperative, Inc.

3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume M72, page 6815, Microfilm Records of Klamath County, Oregon.

4. Reservations and restrictions as contained in plat dedication, to wit:

"said plat being subject to building setback lines and street reservation strip as shown on annexed plat."

5. A 25 foot building setback line along front of Lots as shown on dedicated plat:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 16 day  
of July A.D., 19 90 at 9:32 o'clock A M., and duly recorded in Vol. M90,  
of Deeds on Page 14003

FEE 33.00

Evelyn Brehn County Clerk  
By Bernetha H. Hetsch

GRADY D. MARTIN  
WILLIAM C. MARTIN  
JAMES M. MARTIN  
EUGENE D. MARTIN

CLERK OF COURT