



K-42489
WARRANTY DEED

AFTER RECORDING RETURN TO:
IRMA FENT
ARLINE FENT
14208 meadow brook ct
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GARY ROBERTS AND WYNELL ROBERTS, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to IRMA FENT AND ARLINE FENT, NOT
AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 26 in Block 3 of Tract 1046, Round Lake Estates, according
to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Account No. 3908-7DA-3200 Key No. 494003

IFA F.

"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."

90 AUG 9 PM 1 59

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1990-91 taxes, a
lien not yet payable. 2) Any improvement located upon the
insured property, which constitutes a mobile home as defined by
Chapter 801, Oregon Revised Statutes, is subject to registration
and taxation as therein provided and as provided by Chapter
308, Oregon Revised Statutes. 3) Right of way for pole line,
including the terms and provisions thereof, by and between Louis
Soukup and Mildred D. Soukup to the California Oregon Power
Company dated August 26, 1953, recorded September 3, 1953, in
Volume 262 page 641, Deed records of Klamath County, Oregon. 4)
Unrecorded fencing agreement between William L. Rawn, Sr. and
Weyerhaeuser Timber Company as disclosed by instrument recorded
August 15, 1968, in Volume M68 page 7416, Deed records of
Klamath County, Oregon. 5) Reservations and restrictions in the
dedication of Tract 1046, Round Lake Estates as follows:
"...said plat being subject to (1) Building set-back lines as
follows: 25' at front, 5' at side, 25' at rear, (2) Easements
for public utilities and irrigation use as shown, said
easements to provide ingress and egress for construction and
maintenance of said utilities, (3) 1' Street plugs as shown on
the annexed map, said area to be designated as a public street
when the county governing body deems it necessary, (4)
additional restrictions as shown in any recorded protective
covenants." 6) Conditions and Restrictions for Round Lake
Estates, recorded October 16, 1978, in M-78 at page 23030, Deed
Records of Klamath County, Oregon. 7) Protective Convenants,
Restrictions, and Conditions, for Round Lake Estates recorded
February 22, 1979, volume M79 page 4047, and recorded April 27,
1981, in Volume M81 page 7558, Deed Records of Klamath County,
Oregon.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$50,000.00

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of August, 1990. 12000

Continued on next page

WARRANTY DEED
PAGE 2

Gary Roberts
Gary Roberts

Wynell Roberts
Wynell Roberts

STATE OF OREGON, County of KLAMATH)ss.

August 11, 1990

Personally appeared the above named GARY ROBERTS AND WYNELL ROBERTS, HUSBAND AND WIFE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Andrea Hendershew
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

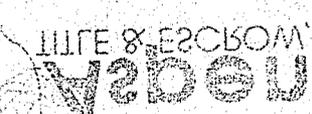
Filed for record at request of Klamath Co. Title Co. the 9th day
of Aug. A.D. 19 90 at 1:59 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 15997

Evelyn Biehn
County Clerk
By Pauline Mullendore

FEE \$33.00

1
27
124
ABSTRACTED FROM THE ORIGINAL RECORD OF THE COUNTY OF KLAMATH, OREGON, BOOK 15998, PAGE 15997. THIS ABSTRACT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE ORIGINAL RECORD SHOULD BE REFERRED TO FOR A COMPLETE AND ACCURATE RECORD OF THE TRANSACTION.

WARRANTY DEED
1990 AUG 11 1 59 PM
15998 DEEDS
15997



WARRANTY DEED
K-15998

15998 DEEDS