



K-42489
WARRANTY DEED

AFTER RECORDING RETURN TO:

IRMA FENT

ARLINE FENT

14208 meadowbrook 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

"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."

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.

Continued on next page

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WARRANTY DEED
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15998

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 Henderscher

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.

FEE \$33.00

Evelyn Biehn
By Carline Mullendore County Clerk

WARRANTY DEED
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 Henderscher
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.

FEE \$33.00
EVELYN BIEHN
BY CARLINE MULLENDORE COUNTY CLERK

WITTE & ESCROW INC
W2ben

WARRANTY DEED
K-43480

15998

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