

121239

K-2619

Acct. No. 2307-1C-6100

WARRANTY DEED

(Statutory Form)

Vol 90 Page 20489

GRANTOR:

NORMAN MCNAIR and MARY MCNAIR, husband and wife

CONVEY AND WARRANTS TO

GRANTEE:

THOMAS WILLIAM TREVENA and NANCY ANN TREVENA, husband and wife

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

Lot 15 in Block 9 of Tract 1123, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Taxes for 1990-91 are now a lien but not yet payable
Account No. 2307-1C-6100
Key: 165322

2. Reservations and restrictions in dedication of Tract No. 1123 as follows:
"...said plat being subject to: 1) Public utilities easements 16 feet in width centered on all side and back lot lines. 2) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed. 3) All sanitary facilities subject to approval of the Oregon Dept. of Environmental Quality. 4) Building setback lines of 75' from the centerline of the street on which the lot sits. 5) All easements and reservations of record.

3. Conditions and Restrictions shown on the plat of Tract No. 1123.

***** CONTINUED ON THE REVERSE SIDE *****

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.

The use and actual consideration for this transfer stated in terms of dollars is \$ 7,000.00. However, if the actual consideration consists of or includes other property or other value given or received, such other property or value was part of the / the whole of the (indicate which) consideration.

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

DATED: October 4, 1990

GRANTOR:

NORMAN MCNAIR

MARY MCNAIR

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

Grantor: 2680 W. "M" Street, Springfield, OR 97477

STATE OF OREGON, County of Lane

Date: October 4, 1990

Personally appeared the above named Norman S.

Mary McNair,

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

[Signature]
Notary Public for Oregon
My commission expires 8/31/93

STATE OF OREGON, County of

Date:

Personally appeared,

who being sworn, stated

that he/she is the

of grantor corpora-

tion and that this instrument was voluntarily signed on behalf of the corporation. Before me:

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of

I certify that the within instrument was received for record on the

, 19, at o'clock

M., and recorded in book on page

Witness my hand and seal of County affixed.

County Clerk

By

Deputy

WARRANTY DEED

McNair TO Trevena

AFTER RECORDING RETURN TO
Key Title Co. 29-3948 LTB
98 East 13th Avenue
Eugene, OR 97401

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

4. Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof, recorded March 12, 1973, in Volume M73, page 2591, Deed records of Klamath County, Oregon. The above articles were amended by instruments recorded October 2, 1975, in Volume M75 page 12048, and recorded December 6, 1977, in Volume M77 page 23644, Deed records of Klamath County, Oregon.

5. Right of way Easement, including the terms and provisions thereof, given by Michael R. Jager and Margaret H. Jager and Clark J. Kenyon to Midstate Electric Cooperative, Inc., dated August 14, 1978, recorded September 6, 1978, in Volume M78 page 18615, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 10th day
of Oct. A.D. 19 90 at 11:52 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 20489.

Evelyn Biehn County Clerk
By Pauline Mueland

FEE \$33.00

