

CK 21857

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. m96 Page 21457

PATRICIA M. THOM, a single woman

Grantor,

conveys and warrants to DONALD L. SAYER

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 5, Block 4, Tract No. 1089, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2607 00100 00500 KEY #165238

(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 \$ 5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22nd day of October, 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 FEEL TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CALIFORNIA

STATE OF OREGON, County of SAN DIEGO

) ss.

This instrument was acknowledged before me on

OCTOBER 22, 1990.by PATRICIA M. THOMOFFICIAL SEAL
KATHIE S. HARKINNOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY

My Comm. Expires Sept. 17, 1993

(SEAL)

Patricia M. Thom
PATRICIA M. THOM

Kathie S. Harkin
KATHIE S. HARKIN

Notary Public for CALIFORNIAMy commission expires SEPTEMBER 17, 1993

WARRANTY DEED

PATRICIA M. THOM

GRANTOR

KATHLEEN C. HUGHAN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

KATHLEEN C. HUGHAN

DONALD L. SAYER

202 W. DAKOTA APT. #119

FRESNO, CA 93705

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

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/reel/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

SPACE RESERVED
FOR
RECORDER'S USE

50 OCT 23 PM 12 41

TERMS

CLERK OF COUNTY OF KLAMATH

72813

21458

SUBJECT TO THE FOLLOWING:

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Little Deschutes River.
2. Reservations as contained in deed from Klamath County, Oregon, recorded November 4, 1941 in Book 142 at page 264 and recorded November 8, 1941 in Book 142 at page 303, Deed records of Klamath County, Oregon, as follows:
"Subject to all existing rights of way for utilities, highways, road and the like."

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

"(1) 25 foot building setback from front and side property lines, (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) 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 the adjoining property is properly developed. (4) All sanitary facilities subject to approval of the County Sanitarian. (5) Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved for public access easement. (6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. (7) All existing easements and reservations of record. (8) A sanitary line set back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

4. Articles of Association of Little Deschutes River Woods Owners Association, subject to the terms and provisions thereof, recorded in Volume M73, page 2951, and amendments thereto recorded in Volume M77, page 26644 and M77 at page 26645, Microfilm Records of Klamath County, Oregon.

5. Subject to the terms and provisions of the Little Deschutes River Woods Owners Association.

6. Electric Line Right of Way Easement, subject to the terms and provisions thereof;

Dated: August 14, 1978

Recorded: August 22, 1978

Volume: M78, page 18619, Microfilm Records of Klamath County, Oregon

In Favor of: Midstate Electric Cooperative, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of Oct. A.D. 19 80 at 12:41 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 21457.

Evelyn Biehn - County Clerk

By Pauline Mullendare

FEE \$33.00