

OK

22063

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTORVol. m90 Page 21868

DONALD E. WHITACRE

Grantor,

conveys and warrants to JAMES E. COLLEY and BARBARA A. COLLEY, 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 47, Block 1 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2310-036BO-02900 KEY #138924

(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 \$ 1,500.00 (Here comply with the requirements of ORS 93.030)Dated this 20 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

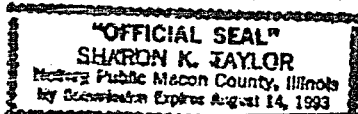
DONALD E. WHITACRE

STATE OF OREGON, County of Macon ) ss.

This instrument was acknowledged before me on

by DONALD E. WHITACRE

(SEAL)



Sharon K. Taylor

10-20-90

Notary Public for Oregon

My commission expires

Aug. 14, 1993

## WARRANTY DEED

DONALD E. WHITACRE

GRANTOR

JAMES E. COLLEY

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JAMES E. COLLEY

BARBARA A. COLLEY

1466 D STREET

SPRINGFIELD, OR 97477

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/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

21869

## SUBJECT TO THE FOLLOWING:

1. Grant of Right of Way, subject to the terms and provisions thereof;  
Dated: September 13, 1951  
Recorded: October 9, 1951  
Volume: 250, page 282, Deed Records of Klamath County, Oregon  
In favor of: United States of America  
For: Electric power transmission lines and appurtenances

2. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street (lines); a 16 foot public utility easement centered on the back lot line to provide ingress and egress for construction and maintenance to said utilities, and planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; Additional restrictions provided in any recorded protective covenants."

3. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

4. 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 September 18, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

5. Easement and release, subject to the terms and provisions thereof, granted to the United States of America for electric transmission line recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day  
of Oct. A.D. 19 90 at 3:35 o'clock P. M., and duly recorded in Vol. M90  
on Page 21868  
of Deeds Evelyn Biehn County Clerk  
By Pauline Munk

FEE \$33.00