

OK

24142

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m90 Page 25513

AMY B. WARMANN

Grantor,

conveys and warrants to JIM R. THOMASON

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: The S1/2 N1/2 NW1/4 NE1/4 of Section 17, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

2410-01700-00300

(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 \$ 7,750.00 (Here comply with the requirements of ORS 93.030)Dated this 19th day of December, 19 90

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.

CALIFORNIA

STATE OF ~~OREGON~~ CALIFORNIA, County of SANTA CLARA) ss.

This instrument was acknowledged before me on

by AMY B. WARMANN

(SEAL)

Notary Public for ~~Oregon~~ CALIFORNIA

My commission expires

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

WARRANTY DEED

AMY B. WARMANN

GRANTOR

JIM R. THOMASON

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JIM R. THOMASON

10 HARRISON AVE

NAPA, CA. 94558

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

90 DEC 27 PM 3 56

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Reservations and restrictions in patent, dated May 12, 1921, recorded June 8, 1964 in Volume 353, page 342, Deed Records of Klamath County, Oregon, as follows:

"subject to any vested and accrued water rights for mining, agriculture, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or lands constructed by authority of the United States."

3. Easement, subject to the terms and provisions thereof, as disclosed by deed recorded January 27, 1976 in Volume M76, page 1287; January 27, 1976, in Volume M76, page 1288; May 17, 1976 in Volume M76, page 7282; September 27, 1976 in Volume M76, page 15145; September 27, 1976 in Volume M76, page 15146; January 18, 1977 in Volume M77, page 894; April 18, 1977 in Volume M77, page 6533, and April 18, 1977 in Volume M77, page 6534, all in Deed Records of Klamath County, Oregon.

4. Declaration of Covenants, conditions, restrictions and reservations of Easements and Option of Right of First Refusal to Purchase, subject to the terms and provisions thereof recorded December 10, 1980 in Volume M80, page 23958, Microfilm Records of Klamath County, Oregon.

5. Lack of insurable access to and from said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day
of Dec. A.D. 19 90 at 3:56 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 25513.

FEE \$33.00

Evelyn Biehn, County Clerk

By Debra M. Henderson