

OK

25868

## WARRANTY DEED - STATUTORY FORM Vol. 99

Page 27089

INDIVIDUAL GRANTOR

CINDY H. BRAUNHEIM

Grantor,  
conveys and warrants to JOSEPH P. EVERLY, and BRIDGET M. EVERLY, Husband and Wife,  
Grantees, the following described real property free of encumbrances  
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:  
Lot 27 in Block 1 of SUN FOREST ESTATES, TRACT 1060, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2310-36-BO 900 KEY NO. 139834

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 3,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11 day of February, 1991

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.

WASHINGTON

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Feb 11, 1991

by CINDY H. BRAUNHEIM

CINDY H. BRAUNHEIM

Notary Public for the State of WASHINGTON  
My commission expires 8/1/92

## WARRANTY DEED

CINDY H. BRAUNHEIM

GRANTOR

JOSEPH P. EVERLY

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JOSEPH P. EVERLY

BRIDGET M. EVERLY

P. O. BOX 820

LAPINE, OR 97739

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 \_\_\_\_\_

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

1. 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 lines to provide ingress and egress for construction and maintenance of said utilities, any 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."

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

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

4. Easement and release, including the terms and provisions thereof, granted to the United States of America, for electric power 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 14th day of Feb. A.D., 19 91 at 11:59 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 2708

Evelyn Biehn - County Clerk  
By Pauline Mueller

FEE \$33.00

STATE OF OREGON  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ volume \_\_\_\_\_ of \_\_\_\_\_ as fee/life/instrument/assignment/recession Note.  
Record of Deeds of said county.  
Witness my hand and seal of County attested.  
\_\_\_\_\_  
Clerk

RECORDED	INDEXED
JOSEPH P. EVERELY	
BRIDGET M. EVERELY	
P.O. BOX 888	
LAUREL, OR 97138	
THIS INSTRUMENT WAS FILED FOR RECORD ON _____ DAY OF _____, 19____ AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED IN VOLUME _____ PAGE _____ OF THE _____ BOOK OF DEEDS OF SAID COUNTY.	
SAVE AS ABOVE	