

26043

SS08

mjc 24974
WARRANTY DEED
 (Statutory Form)

Acct. 2309 024BO 06400

Key No. 132886

Vol. m91 Page 3021

GRANTOR: CLIFFORD V. BOHN AND ELEANOR M. BOHN

CONVEYS AND WARRANTS TO

GRANTEE: WALTER J. TAUBENKRAU AND LOUISE TAUBENKRAU, HUSBAND AND WIFE

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

LOT 8, BLOCK 11, FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

- 1) A 20 FOOT BUILDING SETBACK AS DISCLOSED BY THE RECORDED PLAT ALONG THE NORTH BOUNDARY LINE AND WEST BOUNDARY LINE OF THE ABOVE DESCRIBED LOT.
- 2) RESERVATIONS AS CONTAINED IN DEDICATION AND ON THE PLAT OF FIRST ADDITION TO RIVER PINE ESTATES.
- 3) BUILDING AND USE RESTRICTIONS, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 5, 1967 IN VOLUME M67, PAGE 3386, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON
- 4) EASEMENT, SUBJECT TO THE TERMS AND PROVISIONS THEROF, RECORDED: MAY 22, 1967, VOLUME: M67, PAGE 3803, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF: MIDSTATE ELECTRIC COOPERATIVE

OVER TO CONTINUE

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 true and actual consideration for this transfer stated in terms of dollars is \$ 3,500.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the whole of the (indicate which) consideration.

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

DATED: February 11, 1991

GRANTOR:

Clifford V. Bohn
 CLIFFORD V. BOHN

Eleanor M. Bohn
 ELEANOR M. BOHN

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

GRANTEE: 260 Ferndale Drive, Eugene, OR 97404

STATE OF OREGON, County of Lane ss.
 Date: February 11, 1991
 Personally appeared the above named
 CLIFFORD V. BOHN & ELEANOR M. BOHN
 and acknowledged the foregoing instrument to be
 their voluntary act and deed. Before me:

Elizabeth Kellm
 Notary Public for Oregon

My commission expires:

5-1-94

STATE OF OREGON, County of ss.
 Date:
 Personally appeared, who being sworn, stated
 that he/she is the of grantor corpo-
 ration and that this instrument was voluntarily signed on behalf of the corporation. Before
 me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

BOHN TO TAUBENKRAU

AFTER RECORDING RETURN TO

KEY TITLE CO. 29-4128
 P.O. BOX 1456
 EUGENE, OR 97440

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

STATE OF OREGON, County of ss.
 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
(Standard Form)

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3021

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CONTINUED

- 5) AN EASEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF,
DATED: JUNE 29, 1981
RECORDED: SEPTEMBER 22, 1981
VOLUME: M81, PAGE 16904, MICROFILM RECORDS OF KLAMATH COUNTY
OREGON IN FAVOR OF: MIDSTATE ELECTRIC COOPERATIVE, INC.
FOR: ELECTRIC TRANSMISSION OR DISTRIBUTION LINES

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day
of Feb. A.D. 19 91 at 9:42 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 3021.
Evelyn Biehn, County Clerk
By Pauline Muehlender

FEE \$33.00

Pauline Muehlender
COUNTY CLERK

Pauline Muehlender
COUNTY CLERK

Pauline Muehlender
COUNTY CLERK

RECORDED

SEP 22 1981

RECORDED
SEP 22 1981
CLERK