

OK

26851

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. ma9 Page 4437

WILLIAM S. EVANS

conveys and warrants to RICHARD W. MARTIN and JOYCE E. MARTIN, husband and wife Grantor,except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lots 1, 2, 3, 4, and 5, Block 1, RIVER PINE ESTATES, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the SW1/4 NE1/4 Section 24, Township 23 South, Range 9 East of the Willamette Meridian.

CODE 112 MAP 2309-24AO TL 4600

CODE 112 MAP 2309-24AO TL 4500

CODE 112 MAP 2309-24AO TL 4400

CODE 112 MAP 2309-24AO TL 4300

CODE 112 MAP 2309-24AO TL 4200

The said property is free from encumbrances except

THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 8,500.00 (Here comply with the requirements of ORS. 93.030)Dated this 6th day of March, 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.

WILLIAM D. EVANS

CALIFORNIA
STATE OF OREGON, County of

This instrument was acknowledged before me on

by WILLIAM D. EVANS

See Attached

(SEAL)

Notary Public for OREGON CALIFORNIA
My commission expires

WARRANTY DEED

S. 06 3-6-91

WILLIAM D. EVANS

GRANTOR

RICHARD W. MARTIN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RICHARD W. MARTIN

JOYCE E. MARTIN

92857 N. COBURG RD.

EUGENE, OR 97401

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

at 5 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

4438

WILLIAM S. EVANS

1. Conditions, Restrictions as shown on the recorded plat of River Pine Estates. RICHARD W. MARTIN and JOYCE E. MARTIN, husband and wife

2. This property lies within and is subject to the levies and assessments of the River Pine Estates Road District. KAWAHAU

3. Subject to rules and regulations of Fire Patrol District. Lots 1, 2, 3, 4, and 5, Block 1, RIVER PINE ESTATES, in the County of Klamath, State of Oregon.

4. The right, title or interest of the public and of Governmental bodies in and to that portion of the herein described property lying within the boundaries of Walker Basin Canal. EXCEPT

5. Access Restrictions, including the terms and provisions thereof contained in Deed:
To: State of Oregon, by and through it State Highway Commission
Recorded: June 20, 1952
Book: 255
Page: 329

6. Easement, including the terms and provisions thereof:

For: Right of way
Granted to: Midstate Electric Cooperative, Inc.
Recorded: January 2, 1952
Book: 258
Page: 425

7. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: July 14, 1965
Book: 363
Page: 180

8. Easement, including the terms and provisions thereof:

For: Power Lines
Granted to: Midstate Electric Corporation, Inc.
Recorded: May 22, 1967
Book: M-67
Page: 3802

9. Conditions and Restrictions in Deed:

Recorded: May 27, 1968
Book: M-68
Page: 4728

10. Affidavits regarding South boundary of Lot 1, recorded January 17, 1967 in Book M-67 at Page 393 and recorded October 8, 1968 in Book M-68 at Page 9079

11. Easement, including the terms and provisions thereof:

For: Electric transmission and/or distribution line
Granted to: Midstate Electric Cooperative Inc.
Recorded: June 29, 1969
Book: M-89
Page: 11694
Fee No.: 2046

INDIVIDUAL ACKNOWLEDGMENT

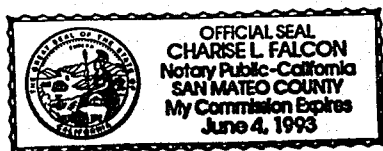
NO. 231

State of CALIFORNIA
 County of SAN MATEO } ss.

On this the 6th day of MARCH, 1991, before me,
CHARISE L. FALCON

the undersigned Notary Public, personally appeared

WILLIAM S. EVANS



☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) IS subscribed to the
 within instrument, and acknowledged that HE executed it.

WITNESS my hand and official seal.

Charise L. Falcon
 Notary's Signature

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document WARRANTY DEED
 Number of Pages 1 Date of Document MARCH 6, 1991
 Signer(s) Other Than Named Above N/A

7100-010

© NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
 of March A.D., 19 91 at 3:40 o'clock P M., and duly recorded in Vol. M91,
 of Deeds on Page 4437.

FEE \$38.00

Evelyn Biehn County Clerk
 By Paulene Muelendor