

26905

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 91 Page 4545

ROY E. TOWERS and MARY L. TOWERS, husband and wife

Grantor,

conveys and warrants to BORIS CHERANICH

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in

KLAMATH

County, Oregon, to-wit:

Lot 7 in Block 2, of ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT NO. 2310-016AO-3100

(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 \$..88,900.00.... (Here comply with the requirements of ORS 93.030)

Dated this 5th 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.

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on

ss.

March 5, 1991

ROY E. TOWERS and MARY L. TOWERS

ROY E. TOWERS

MARY L. TOWERS

Notary Public for Oregon

My commission expires 12-11-93

WARRANTY DEED

ROY E. TOWERS

GRANTOR

BORIS CHERANICH

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

BORIS CHERANICH

1561 McDERMOTT DR.

TRACY, CA 95376

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

SPACE RESERVED
FOR
RECORDER'S USE

91 MAR 13 PM 3 40

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1. Regulations and restrictions including the terms and provisions thereof for Antelope Meadows Special Road District.

2. Covenants and conditions, as contained in plat dedication, to wit:

"Subject to a 16 foot easement for future public utilities and a 20 foot building setback as shown on the annexed map; also subject to easements and reservations of record and additional restrictions as provided in any protective covenants."

3. An 8 foot utility easement along rear lot line as shown on dedicated plat.

4. A 20 foot building set back line along the Western lot line as shown on dedicated plat.

5. An easement, subject to the terms and provisions thereof, created by instrument, Date: June 28, 1976

Recorded: July 6, 1976

Volume: M76, page 10177, Microfilm Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day of March A.D., 19 91 at 3:40 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 4545

Evelyn Biehn, County Clerk

By Pauline Mueller

FEE \$33.00