

OK 29207

WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m91 Page 8743

GARY O. JONES

conveys and warrants to OLA FAYE RICKETTS

Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 12, Block 9, SUN FOREST ESTATES, TRACT 1080, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT NO.2310-03600, 05200 KEY 141581

(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 \$61,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 7th day of May, 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.

GARY O. JONES

STATE OF OREGON, County of Lane

ss.

This instrument was acknowledged before me on

by GARY O. JONES

(SEAL)



OFFICIAL SEAL
DONNA J. MARTIN
NOTARY PUBLIC-OREGON
COMMISSION NO.001300
MY COMMISSION EXPIRES AUG.28, 1994

Notary Public for Oregon

My commission expires 8-28-94

WARRANTY DEED

GARY O. JONES

GRANTOR

OLA FAYE RICKETTS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

OLA FAYE RICKETTS

R2C/O-15944 Mt View Lane

McLaine, 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

SPACE RESERVED
FOR
RECORDER'S USE

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

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 to provide ingress and egress for construction and maintenance of said utilities, any plantings 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. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: October 9, 1951

Volume: 250, page 282, Deed Records of Klamath County, Oregon

In favor of: United States of America

For: Transmission line (Blanket easement)

3. Easement, subject to the terms and provisions thereof, given by Jack C. Ecoff to United States of America, dated June 12, 1972, recorded on June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

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

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

6. Right of Way Easement, subject to the terms and provisions thereof,
Dated: January 15, 1981

Recorded: February 17, 1981

Volume: M81, page 2652, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Electric transmission and distribution line

7. Agreement, subject to the terms and provisions thereof, for electric service

Dated: January 23, 1981

Recorded: June 12, 1981

Volume: M81, page 10524, Microfilm Records of Klamath County, Oregon

By and between: Patricia Mace and Midstate Electric Cooperative

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of May A.D., 19 91 at 11:41 o'clock A. M., and duly recorded in Vol. M91
of Deeds on Page 8743

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Muckendore