

30170

MTC #25545-NM

WARRANTY DEED

Vol. 91 Page 10505

Walter J. Tolman and Doris V. Tolman, husband and wife, as tenants by the entirety, Grantors, convey and warrant to Jack Shaw and Jean Ann Shaw, husband and wife, as tenants by the entirety, Grantees, and Grantees' heirs successors, and assigns, the following described real property free of encumbrances except as specifically set forth herein, all situate in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein as if fully set forth herein verbatim.

The true consideration for this conveyance is other than money which is the whole consideration.

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

Jack Shaw
Jean Ann Shaw
7164 Hayhurst Road
Yoncalla, OR 97499

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 31 day of May, 1991.

Walter J. Tolman
Walter J. Tolman

Doris V. Tolman
Doris V. Tolman

STATE OF OREGON,)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me this 31st day of May, 1991, by Walter J. Tolman and Doris V. Tolman.

Donita Hunt
Notary Public for Oregon
My Commission Expires: 10-6-91

After recording, return to:
Jack Shaw
Jean Ann Shaw
7164 Hayhurst Road
Yoncalla, OR 97499

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Lot 7, Block 6, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

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

3. 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of June A.D., 19 91 at 11:53 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 10505.

FEE \$33.00

Evelyn Biehn County Clerk

By Paulene Mullendore