

MTC 25880

Vol. 1991 Page 15147

OK

32739

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

ROBERT ZITEK and ELLA E. ZITEK, Husband and Wife..... Grantor,

conveys and warrants to THEON SCORDELIS, a single man.....

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
N 1/2 NE 1/4 NW 1/4 of Section 12 Township 25 South, Range 9 East of the Willamette  
Meridian, Klamath County, Oregon. ALSO described as Parcel 2 of Major Partition No.  
81-111 as filed in the Klamath County Engineers' Office.

TOGETHER WITH: "A 30 foot access easement as disclosed by Major Partition 81-111 as filed  
in the Klamath County Engineer's Office.

TAX ACCT #2508 01200 00400 KEY 158741

(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 \$14,000.00..... (Here comply with the requirements of ORS 93.030)

Dated this 26 day of July, 1991.

X Robert Zitek  
ROBERT ZITEK

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.

X Ella E. Zitek  
ELLA E. ZITEK

STATE OF OREGON, County of Deschutes ) SS.  
This instrument was acknowledged before me on July 26, 1991,  
by ROBERT ZITEK ELLA E. ZITEK

Nancy Beachburn  
Notary Public for Oregon

My commission expires 5-17-93

WARRANTY DEED	
ROBERT ZITEK	GRANTOR
THEON SCORDELIS	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
THEON SCORDELIS	
462 BRYANT ST.	
SAN FRANCISCO, CA 94017	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
SAME AS ABOVE S10155CN	
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. 1991/92 Taxes, a lien not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads of highways.
3. Reservations as contained in Patent from the United States of America Volume 69, Page 55.
4. Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway, other than expressly therein provided for shall attach to the abutting property, recorded in Volume 228, Page 357, Deed Records of Klamath County, Oregon, and Indenture of Access recorded in Volume M82, page 11823, Microfilm Records of Klamath County, Oregon.
5. Subject to a 30 foot access easement over the herein described property as evidence by Major Partition 81-111, as filed in the Klamath County Engineer's Office.
6. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: January 28, 1981  
 Recorded: February 18, 1981  
 Volume: M81, Page 2763, Microfilm Records of Klamath County, Oregon  
 From: Gilchrist Timber Company  
 To: The United States of America  
 For: A perpetual road easement

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day  
 of Aug. A.D., 19 91 at 11:13 o'clock A M., and duly recorded in Vol. M91  
 of Deeds on Page 15147.

Evelyn Biehn - County Clerk

By Daniel Mulendy

FEE \$33.00