

OK 33398

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m91 Page 16396

VICKI L. BROWN, aka VICKI LYNN BROWN
conveys and warrants to CARL F. BRIDGES and CAROLINE L. BRIDGES, Husband and Wife
Grantor,
Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

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

2808019A000400

The said property is free from encumbrances except
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 17,750.00 (Here comply with the requirements of ORS 93.030)

Dated this 14th day of August, 19 91

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.

Vicki L. Brown
VICKI L. BROWN, aka VICKI LYNN BROWN

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on August 14, 19 91,
by

Ginda Sinclair
Notary Public for Oregon

My commission expires 12/21/92

WARRANTY DEED

VICKI L. BROWN, aka VICKI LYNN
GRANTOR

CARL F. BRIDGES
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

CARL F. BRIDGES

CAROLINE L. BRIDGES

436 Walther Road

San Dimas, CA 91773

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. Taxes for the fiscal year 1991-1992, a lien not yet due and payable.
Account No: 2808 019A0 00400 Key No: 87998

2. Mobile Home taxes for the fiscal year 1991-1992, a lien not yet due and payable. Account No: M-114569 Key No: 47416

3. Reservations and restrictions in the dedication of North Beaver Marsh Addition as follows, "said plat subject to the following conditions: (1) A 120 foot building setback line along the front of Lots 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block 1, Lots 1, 2, 3, 4, and 5, Block 2: Lots 1 and 2, Block 4, to leave a clear zone for the landing and take off of airplanes from Beaver Marsh Airport, (2) Additional restrictions as provided in recorded protective covenants, (3) A 16 foot easement to provide ingress and egress for the construction and maintenance of public utilities, said easement being centered on the back and sides of lots."

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded December 4, 1952, in Volume 258, Page 129, Microfilm Records of Klamath County, Oregon.

5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded December 10, 1954, in Volume 271, Page 112, Microfilm Records of Klamath County, Oregon.

6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration under Chapters 803 and 820, and taxation as provided by Chapters 820 and 308 O.R.S.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of Aug. A.D., 19 91 at 12:26 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 16396.

Evelyn Biehn, County Clerk

FEE \$33.00

By Randall M. Mendenhall