~ 33968	WARRAN	TY DEED-STATUTORY	FORM VOL M91 Pa	age <u>17411</u> g
EARL J. MARTIN and MAR	CIA MADTIN 25	INDIVIDUAL GRANTOR		
-ex04		(a) A set of the se		Grantor.
conveys and warrants to	OLANDA I. MIRA	ONTES		
•			described real property fr	a. of another and
except as specifically set for				
SEE EXHIBIT A				
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TAX #2309-24BO-1300) & 2309-1300-9	000		
			DEVEDSE SIDEI	
The said property is free fr	om encumbrances	except THOSE SHOWN	N THE REVERSE SIDE	IF ANY
		1		
The true consideration for th	is conveyance is \$		omply with the requirement	nts of ORS 93.030)
	August	•• <i>Q1</i>	1 AL	
Dated this			al Mark	ite
THIS INSTRUMENT WILL NOT ALL SCRIBED IN THIS INSTRUMENT IN Y	IOLATION OF APPLICA	BLELAND EARL J. MA	NATIN /	
USE LAWS AND REGULATIONS. B THIS INSTRUMENT. THE PERSON	ACQUIRING FEE TITLE	TO THE	IALA AAA IT.	
PROPERTY SHOULD CHECK WITH COUNTY PLANNING DEPARTMENT			Cas Harnell	
	TO TERMI FATTROTED			••••••••••••••••
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1. 1991/92 Taxes, a lien not yet due and payable.

2. Easement, subject to the terms and provisions thereof, to Midstate Electric Cooperative, Inc., recorded January 2, 1952 in Volume 258, page 425, Records of Klamath County, Oregon, for the right to construct, operate and maintain an electric transmission and distribution line or system. (Affects Parcel 1)

1. 1. A. 14 M

- 3. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates. (Affects Parcel 1)
- 4. Building and Use Restrictions, subject to the terms and provisions threrof, recorded May 5, 1967 in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon. (Affects Parcel 1)
- 5. Easement, subject to the terms and provisions thereof, recorded May 22, 1967 in Volume M67, page 3803, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperatiave. (Affects Parcel 1)

6. An easement created by instrument, subject to the terms and provisions thereof June 5, 1973 Dated: Recorded: June 5, 1973 Volume: M73, page 6939, Microfilm Records of Klamath County, Oregon In favor of: Midstate Electric Cooperative, Inc. Electric Transmission line For: Affects: No exact location given (Affects Parcel 2)

- 7. 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 provisons thereof, M73, page 6940, Microfilm Records of Klamath County, Oregon Recorded: Volume: (Affects Parcel 2)
- 8. Reservations and restrictions, subject to the terms and provisons thereof, as contaired on plat dedication of Third Addition River Pine Estates, to wit:
 - "Said plat being subject to building setback lines, irrigation easement, road easement and street reservation strip as shown on the annexed map." (Affects Parcel 2)
- Subject to setback lines as shown on the dedicated plat. 9. (Affects Parcel 1 and 2)

EXHIBIT "A"

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Lot 8 in Block 13 of FIRST ADDITION to RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 7 in Block 18 of THIRD ADDITION to RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:			the30th	day
Filed for record at request of A.D., 19 _91 at	2:50 o'cloch	on Page 1/41	ecorded in Vol. M91	,
of <u>August</u> of <u>Deeds</u>	the second se	relyn-Biehn	COUNTY CLEEK	

FEE \$33.00