

OK

33968

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 991 Page 17411

EARL J. MARTIN and MARCIA MARTIN, as tenants by the entirety

Grantor,

conveys and warrants to YOLANDA I. MIRAMONTES

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT A

TAX #2309-24BO-1300 & 2309-1300-9000

(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 \$35,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23 day of August, 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.

X *Earl J. Martin*
EARL J. MARTINX *Marcia Martin*
MARCIA MARTIN

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on August 23, 1991,

by EARL J. MARTIN, MARCIA MARTIN.

OFFICIAL SEAL
RONALD W. SCHWARTZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 601412
MY COMMISSION EXPIRES OCT 09, 1994

Notary Public for Oregon

My commission expires 10/9/94

WARRANTY DEED

EARL J. MARTIN GRANTOR

YOLANDA I. MIRAMONTES GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

YOLANDA I. MIRAMONTES
P.O. BOX 2
SANTA MARIITA, CA 93453

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10295VV

NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

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)
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 thereof, 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 Cooperative. (Affects Parcel 1)
6. An easement created by instrument, subject to the terms and provisions thereof
 Dated: June 5, 1973
 Recorded: June 5, 1973
 Volume: M73, page 6939, Microfilm Records of Klamath County, Oregon
 In favor of: Midstate Electric Cooperative, Inc.
 For: Electric Transmission line
 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 provisions thereof,
 Recorded: June 5, 1973
 Volume: M73, page 6940, Microfilm Records of Klamath County, Oregon
 (Affects Parcel 2)
8. Reservations and restrictions, subject to the terms and provisions thereof, as contained 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)
9. Subject to setback lines as shown on the dedicated plat.
 (Affects Parcel 1 and 2)

EXHIBIT "A"

PARCEL 1

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.

PARCEL 2

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: ss.

Filed for record at request of _____ the _____ 30th _____ day
 of _____ August _____ A.D., 19 91 at 12:50 o'clock _____ P.M., and duly recorded in Vol. M91
 of _____ Deeds _____ on Page 17411.

Evelyn Biehn County Clerk
 By Lauren Mulholland

FEE \$33.00