

34350

MTC 25380

Vol. 91 Page 18058

WARRANTY DEED—STATUTORY FORM

Individual Grantor

SYSTEM-WIDE LAW FIRM CO.

Vol. 91 Page 15147

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 NW 1/4 of Section 12 Township 25 South, Range 4 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

This document is being re-recorded to correct legal description

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.

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 Robert Zitek
ROBERT ZITEKX 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. ZITEKNancy Blackburn
Notary Public for Oregon
My commission expires 5-17-93

WARRANTY DEED

ROBERT ZITEK GRANTOR
THEON SCORDELIS GRANTEE

GRANTOR'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:
SAVE AS ABOVE S10155CN

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/title/instrument/microfilm/reception No.
Record of Deeds of said county.Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

18058 15148
A

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 or 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 of 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
By Evelyn Biehn County Clerk
Pauline M. Mendenhall

FEE \$33.00

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day
of Sept A.D., 19 91 at 1:42 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 18058
By Evelyn Biehn County Clerk
Pauline M. Mendenhall

FEE 10.00