

OK 34897

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m97 Page 19061

RACHEL MILLER

conveys and warrants to RALPH E. STOUT and DORIS A. STOUT, 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 14 in Block 7 of JACK PINE VILLAGE, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT #2309 25AO 0220, KEY #133778

(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 \$ 5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of Sept, 1991

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF AFFICABLE 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.
Oklahoma

RACHEL MILLER

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on Sept 16, 1991, by RACHEL MILLER

Notary Public for Oregon, Oklahoma
My commission expires Jan 24, 1994

WARRANTY DEED

RACHEL MILLER

GRANTOR

RALPH E. STOUT

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RALPH E. STOUT

DORIS A. STOUT

P.O. BOX 163

CRESCENT, OR 97733

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10275VV

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1991,

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

19061

19062

1. 1991/92 Taxes, a lien not yet due and payable.
2. Right of Way, subject to the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85, page 65, and Deed Volume 85, page 66, all Deed Records of Klamath County, Oregon, over the W 1/2 SE 1/4, SE 1/4 SW 1/4 of Section 24, NE 1/4 NW 1/4 of Section 25, and SE 1/4 NE 1/4, W 1/2 NE 1/4, SE 1/4 NW 1/4 of Section 25 for transmission and distribution of electricity.
3. Right of Way for pipe line, subject to the terms and provisions thereof, given Jacob Wm. Schabener and Grace E. Schabener, husband and wife, to Pacific Gas Transmission Company, A California corporation, dated September 2, 1960, recorded September 26, 1960 in Volume 324, page 292, Deed Records of Klamath County, Oregon, as further defined by Notice of Location, dated September 25, 1961, recorded September 28, 1961 in Volume 332, page 530, Deed Records of Klamath County, Oregon.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instruments, subject to the terms and provisions thereof, recorded May 23, 1969 in Volume M89, page 3870, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 19, 1969
Recorded: May 27, 1969
Volume: M89, page 3955, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Construction and distribution line over said addition
6. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 19, 1969
Recorded: May 22, 1969
Volume: M89, page 3857, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Construction and operation of electric distribution line over said addition
7. A 20 feet road and utility easement as shown on the dedicated plat.
8. Subject to a Pacific Gas Transmission Easement over Southerly lot line as shown on dedicated plat.
9. Reservations and restrictions in the dedication and shown on the plat of Jack Pine Village as follows: "...dedicated to the use of the public as public ways forever all streets shown on said plat. I also dedicate, donate and convey to Klamath County, the areas shown as 1' street plugs on the annexed plat. Said areas to be designated as a public street when the County's governing body determines it necessary.
10. Grant of Easement, subject to the terms and provisions thereof, given by Betty Jane Ahern, to Pacific Northwest Bell Telephone Company, dated June 26, 1973, recorded January 22, 1973 in Deed Volume 1A-73, page 763, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day of Sept. A.D., 19 81 at 3:00 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 19061

FEE \$33.00

Evelyn Biehn County Clerk
By Sharon M. Anderson