

34838

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. 199 / Page 19063

B.D. BEST and JUANITA A. BEST, as tenants by the entirety

conveys and warrants to HELEN W. JONES-BATEMAN

Grantor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 6, Block 11, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

TAX NO. 2310 036D0 08600, KEY #142107

(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 \$ 14,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 17 day of Sept, 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.

B.D. BEST

JUANITA A. BEST

STATE OF OREGON, County of Clatsop

This instrument was acknowledged before me on Sept 17, 1991,
by B.D. BEST JUANITA A. BEST

Notary Public for Oregon

My commission expires 6-26-92

WARRANTY DEED

B.D. BEST

GRANTOR

HELEN W. JONES-BATEMAN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

HELEN W. JONES-BATEMAN

15510 CVLTT RD.

PERRYSELBURG, OHIO 43551

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

S10378CD

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

1. 1991/92 Taxes, a lien not yet due and payable.
2. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lines to provided ingress and egress for contructions and maintenance of said utilities, any planting or structures place thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 232, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

3. An easement created by instrument, subject to the terms and provisions thereof, recorded October 9, 1951 in Volume 250, page 282 Deed Records of Klamath County, Oregon.

In favor of: United States of America
For: Transmission line
(Blanket easement)

4. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, 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 September 19, 1972 in Volume M72, page 10585, 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., 1991 at 3:00 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 19063

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullenbarger