

OK

38266

WARRANTY DEED—STATUTORY FORM Vol. m91 Page 25415

INDIVIDUAL GRANTOR

JAMES A. MCEUIN and SUSAN C. MCEUIN, as tenants by the entirety Grantor,

conveys and warrants to DOROTHY J. BLACKBURN

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lots 43 and 44, Block 1 of 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 #2310-36BO 2500 & 2600, KEY 138880 AND 138899

(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 \$ 4,000.00 (Here comply with the requirements of ORS 93.030)Dated this 22 day of Nov, 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.

CALIFORNIA

STATE OF OREGON, County of MarionThis instrument was acknowledged before me on Nov 22, 1991.

by JAMES A. MCEUIN, SUSAN C. MCEUIN



OFFICIAL SEAL
CATHERINE A. MOODY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MARION COUNTY

My Commission Expires Apr. 30, 1993

Notary Public for Oregon California
My commission expires 4/30/93

WARRANTY DEED

JAMES A. MCEUIN

GRANTOR

DOROTHY J. BLACKBURN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DOROTHY J. BLACKBURN

HC 61 BOX 1234

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10508CD

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/rel/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

1. 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 lot line to provide ingress and egress for construction and maintenance to said utilities, and planting or structures placed 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 282, Deed Records of Klamath County, Oregon; Additional restrictions provided in any recorded protective covenants."

2. 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.
3. 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 September 18, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
4. Easement and release, subject to the terms and provisions thereof, granted to the United States of America for electric transmission line recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of Dec. A.D., 19 91 at 2:15 o'clock P. M. and duly recorded in Vol. M91
of Deeds on Page 25415.

Evelyn Biehn, County Clerk

By Douglas Mullins

FEE \$33.00