

OK 38576

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m91 Page 25956

JOSEPH W. FETCH and IRENE S. FETCH, Husband and Wife

Grantor,

conveys and warrants to GEORGE W. STEPHENSON and LINDA D. STEPHENSON, Husband and Wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 10 of Block 1 of OLD HOWARD RANCH ESTATES, TRACT 1048, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT NO 2310003C0 00100 KEY 135286 CODE 051

(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 \$.38,000.00.... (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of December, 1991

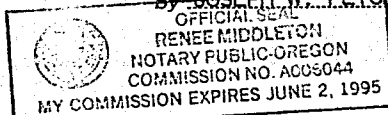
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Joseph W. Fetch
JOSEPH W. FETCH

X Irene S. Fetch
IRENE S. FETCH

STATE OF OREGON, County of Cook ss.

This instrument was acknowledged before me on 12-2, 1991,
by JOSEPH W. FETCH & IRENE S. FETCH



Renee Middleton
Notary Public for Oregon
My commission expires 6-2-95

WARRANTY DEED

JOSEPH W. FETCH GRANTOR
GEORGE W. STEPHENSON GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

GEORGE W. STEPHENSON
LINDA D. STEPHENSON
50792 HUNTINGTON RD.
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10588CN

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

91 DEC 12 PM 2 35

1. Covenants, conditions and restrictions as shown on the recorded plat, as follows:

"(1) Easements for irrigation and drainage as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

"This plat is approved subject of the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly install, maintain and operate such system. (2) The Lapine Water Cooperative, its successors assigns, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation. (3) The liability of the Lapine Water Cooperative shall be limited to the delivery of water at established outlets."

2. 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 November 27, 1972 in Volume M72, page 13606, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Dec. A.D., 19 91 at 2:35 o'clock PM., and duly recorded in Vol. M91
of deeds on Page 25956.

FEE \$33.00

Evelyn Biehn - County Clerk

By *Pauline M. Mueland*