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39239

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. m91 Page 27105

KENNETH C. WALKER and KATHLEEN M. WALKER

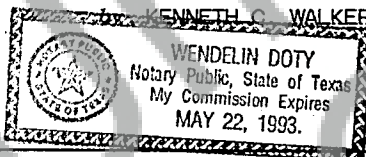
Grantor,
conveys and warrants to WILLIAM O. THOMAS and DONNALU THOMAS, Husband and WifeGrantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:Lots 17 and 18 in Block 4 of TRACT NO. 1069, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT NO. 2607-1C-1700, 1800

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 19,000.00 (Here comply with the requirements of ORS 93.030)Dated this 24 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.

Kenneth C. Walker
KENNETH C. WALKERKathleen M. Walker
KATHLEEN M. WALKERSTATE OF OREGON, County of Tarrant ss.This instrument was acknowledged before me on December 24, 1991.by KENNETH C. WALKER, KATHLEEN M. WALKERWendelin Doty
Notary Public for TEXASMy commission expires 5/22/93

WARRANTY DEED

KENNETH C. WALKER

GRANTOR

WILLIAM O. THOMAS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WILLIAM O. THOMAS

DONNALU THOMAS

3513 FAIRWAY LANE

CAMERON PARK, CA 95682

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10641CD

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

27106

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1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Little Deschutes River.
2. Reservations as contained in deed from Klamath County, Oregon, recorded November 4, 1941 in Book 142 at page 264 and recorded November 8, 1941 in Book 142 at page 363, Deed records of Klamath County, Oregon, as follows:
"Subject to all existing rights of way for utilities, highways, road and the like."
3. Reservations and restrictions as contained in plat dedicated to wit:
"(1) 25 foot building setback from front and side property lines. (2) Public utilities easement 16 feet in width centered on all side and back lot lines. (3) One foot reserve*dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to approval of the County Sanitarian. (5) Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved for public access easement. (6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. (7) All existing easements and reservations of record. (8) A sanitary line Set back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."
4. Articles of Association of Little Deschutes River Woods Owners Association, subject to the terms and provisions thereof, recorded in Volume M73, page 2951, and amendments thereto recorded in Volume M77, page 26644 and M77 at page 26645, Microfilm Records of Klamath County, Oregon.
5. Subject to the terms and provisions of the Little Deschutes River Woods Owners Association.
6. Subject to Sanitary set back line as shown on dedicated plat.
7. Electric Line Right of Way Easement, subject to the terms and provisions thereof:
Dated: August 14, 1978
Recorded: August 22, 1978
Volume: M78, page 18615, Microfilm Records of Klamath County, Oregon
in favor of: Midstate Electric Cooperative, Inc.

* strips (street plugs) as shown on the annexed plat to be

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Dec. A.D., 19 91 at 2:12 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 27105.

Evelyn Biehn . County Clerk
By Pauline Mullendore

FEE \$33.00