

GRANTOR: Ronald V. Graves

CONVEYS AND WARRANTS TO

GRANTEE: Douglas L. Ashburn and Rosaleen M. Ashburn, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 21 in Block 17 of Tract 1061 - SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 2309 013C0 04900

Subject to the Following Exceptions:

1. Reservations as contained in deed from the Shevlin-Hixon company in Brooks-Scanlon, Inc. recorded March 28, 1951, in volume 246, page 165, Records of Klamath County, Oregon
2. Right-of-way Easement, dated June 23, 1972 and recorded June 26, 1972 in volume M72, page 6813, Microfilm Records of Klamath County, Oregon
3. Covenants, conditions and restrictions recorded in volume M72, page 6815, Microfilm Records of Klamath County, Oregon
4. Reservations and restrictions as contained in plat dedication
5. A 25 foot building setback along front of lots as shown on dedicated plat

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 4,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: January 17, 1992

GRANTOR:

By: 

Until a change is requested, all tax statements shall be sent to the following address: Douglas L. Ashburn and Rosaleen M. Ashburn, P. O. Box 329, Gilchrist, OR 97737

STATE OF OREGON, County of Washington ss.  
Date: January 17, 1992

Personally appeared the above named  
Ronald V. Graves

and acknowledged the foregoing instrument to be his  
voluntary act and deed. Before me:

STATE OF OREGON, County of

Date:

Personally appeared,  
that he/she is the

who being sworn, stated  
of grantor corporation. Before  
me:

Notary Public for Oregon

My commission expires:

NOTARY PUBLIC  
My commission expires:  
5-18-92

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Key Title Company 27-17748L  
PO Box 6178  
Bend, OR 97708

(DON'T LEAVE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUNTIES  
WHERE USED.)

Fee \$28.00


STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for  
record on the 23rd  
Jan. 1992 at 3:27 o'clock

P. M., and recorded in book M92 on page 1458-Deeds.  
Witness my hand and seal of County affixed.

Evelyn Biehn.

County Clerk

By  Deputy.

92 JAN 23 PM 3 27