

41324

WARRANTY DEED

(Statutory Form)

Vol. m92 Page 3641

GRANTOR: JOSEPH B. FEDJE and GERD A. FEDJE
CONVEYS AND WARRANTS TO

GRANTEE: BRENDA BILLINGS and RAOUL LOPEZ with Right of Survivorship

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

Lot 4 in Block 5 of JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 2309 025A0 06200 Key No: 134054 Code: 251

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Rights of Way, subject to the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85, page 65, and Deed Volume 85, page 66, all Deed Records of Klamath County, Oregon
2. An easement created by instrument dated May 19, 1969, Recorded May 22, 1969 in Volume M69, page 3857, Microfilm Records of Klamath County, Oregon
3. An easement created by instrument dated May 19, 1969, recorded May 27, 1969, in Volume M69, page 3955, Microfilm Records of Klamath County, Oregon
4. Covenants, conditions and restrictions imposed by instrument recorded May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon
5. A 20 foot building setback 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 \$ 4,800.00. 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: February 10, 1992

GRANTOR:

By: Joseph B. Fedje

By: Gerd A. Fedje

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

Grantee at: P.O. Box 111, Crescent, OR 97733

STATE OF Utah County of Utah ss.
Date: February 1992
Personally appeared the above named Joseph B. Fedje and Gerd A. Fedje
and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Davi ss.
Date: 2/10/92
Personally appeared, Joseph + Gerd Fedje who being sworn, stated that they voluntarily signed the foregoing instrument. Before me:

My commission expires: 3/9/92

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 21st day of Feb. 19 92 at 4:00 o'clock P. M., and recorded in book M92 on page 3641-Deeds.
Witness my hand and seal of County affixed.
Evelyn Biehn
County Clerk

By [Signature] Deputy.

WARRANTY DEED

Fedje TO Billings

AFTER RECORDING RETURN TO

Key Title Company 27-17910K
PO Box 6178
Bend, OR 97708

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

Fee \$30.00

NUMBER: