

41397

WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 192 Page 3782

JAMES E. COLLEY and BARBARA A. COLLEY, as tenants by the entirety

Grantor,

conveys and warrants to JOHN WAYNE LISENBY and KARRAN ANNE LISENBY, 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 47, Block 1 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof in file in the office of the County Clerk of Klamath County, Oregon.

TAX #23-10-36BO 02900 KEY#138924

(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 17th day of February, 1992

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.

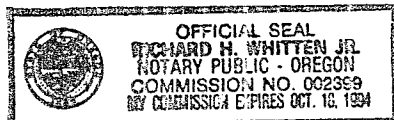
JAMES E. COLLEY

BARBARA A. COLLEY

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on February 17th, 1992

by JAMES E. COLLEY BARBARA A. COLLEY



Notary Public for Oregon
My commission expires Oct 18th 1994

WARRANTY DEED

JAMES E. COLLEY

GRANTOR

JOHN WAYNE LISENBY

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JOHN WAYNE LISENBY

KARRAN ANNE LISENBY

400 N. 9TH

PHILOMATH, OR 97370

NAME, ADDRESS, ZIP

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

SAVE AS ABOVE S10824TL

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/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

92 FEB 23 AM 8 47

1. Grant of Right of Way, subject to the terms and provisions thereof;

Dated: September 13, 1951

Recorded: October 9, 1951

Volume: 250, page 282 Deed Records of Klamath County, Oregon

In favor of: United States of America

For: Electric power transmission lines and appurtenances

2. 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."

3. 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.

4. 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.

5. 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 25th day
of Feb. A.D., 19 92 at 8:47 o'clock A.M. and duly recorded in Vol. M92
of Deeds on Page 3782
By Evelyn Biehn County Clerk

FEE \$35.00