

43680

SPECIAL WARRANTY DEED

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

Same as last listed

RALPH H. DENHAM and MARA LOU DENHAM, as tenants by the entirety, Grantors, convey and specially warrant to JAMES F. SCOTT and DALE A. SCOTT, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

Lot 1, Block 3, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1990-1991, a lien, not yet due and payable.

Account No.: 2407 018AO 04400 Key No.: 147246

2. Reservations and restrictions as contained in plat dedication, to wit:

"(1) A 25.00 foot building setback line along the front of all lots, and a 20.00 foot building setback line along all street side lines. (2) 16.00 foot utility easements centered on all back and side lines."

3. Reservations and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 16, 1972 in Volume M72, page 9167, Microfilm Records of Klamath County, Oregon.

4. Subject to an 8 foot utility easement over the Westerly and South lot lines as shown on dedicated plat.

5. An easement created by instrument, subject to the terms and provisions thereof,

Dated: July 28, 1983

Recorded: August 18, 1983

Volume: M83, page 13893, Microfilm Records of Klamath County, Oregon

1- Special Warranty Deed

In favor of: Midstate Electric Cooperative, Inc.
For: Electric transmission and distribution lines

6. Agreement, subject to the terms and provisions thereof;

Dated: August 12, 1983

Recorded: December 28, 1983

Volume: M83, page 22030, Microfilm Records of Klamath County, Oregon

From: Midstate Electric Cooperative, Inc.

To: Ralph H. Denham and Ruby M. Denham, husband and wife

For: Electric service

7. Agreement, subject to the terms and provisions thereof;

Dated: December 23, 1985

Recorded: January 31, 1986

Volume: M86, page 1838, Microfilm Records of Klamath County, Oregon

From: Midstate Electric Cooperative, Inc.

To: Ralph Denham

For: Electric service

The true consideration for this conveyance is SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

DATED this 19 day of October, 1990.

Ralph H. Denham
RALPH H. DENHAM

Mara Lou Denham
MARA LOU DENHAM

STATE OF OREGON

County of Lincoln Deschutes

)
) ss.
)

On this 19 day of October, 1990, personally appeared the above-named RALPH H. DENHAM and acknowledged the foregoing instrument to be his voluntary act. Before me:

James J. Bates
Notary Public for Oregon

My commission expires: 5-30-91

2- Special Warranty Deed

6430

STATE OF OREGON

) ss.

County of Deschutes

On this 19 day of October, 1990, personally appeared the
 above-named MARA LOU DENHAM and acknowledged the foregoing
 instrument to be her voluntary act. Before me:

Ann J. Pehe
 Notary Public for Oregon

My commission expires: 5-30-91

RETURN TO:

MR. & MRS. JAMES F. SCOTT

P.O. BOX 311

MANILA, UTAH 84046

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co.
 on this 30th day of March A.D., 1992
 at 9:27 o'clock A M. and duly recorded
 in Vol. M92 of Deeds Page 6428.
 Evelyn Biehn County Clerk
 By Pauline Mullender Deputy.

Fee, \$40.00

Francis & Martin
 1199 N.W. Wall Street • Bend, Oregon 97701-1934
 (503) 389-5010

3- Special Warranty Deed