

OK 43331

WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. m92 Page 7518

DOROTHY J. BLACKBURN

conveys and warrants to TERRY L. FREYTAG and KAREN P. FREYTAG, Husband and Wife Grantor,Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in KLAMATH County, Oregon, to-wit: Lot 43 in Block 1 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2310-03890-02500 KEY #138880

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 2,500.00 (Here comply with the requirements of ORS 93.030)Dated this 8 day of 4, 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.

DOROTHY J. BLACKBURN

STATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on 4/8, 1992BY DOROTHY J. BLACKBURNTRUDY LARGE  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 012737  
MY COMMISSION EXPIRES JAN. 26, 1996

Notary Public for Oregon

My commission expires 1-26-96

## WARRANTY DEED

DOROTHY J. BLACKBURN

GRANTOR

TERRY L. FREYTAG

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

TERRY L. FREYTAG

KAREN P. FREYTAG

3430 STRATHMORE PLACE

EUGENE, OR 97405

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10959TL

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Deschutes ss.I certify that the within instrument was received for record on the 8 day of April, 1992, at 8 o'clock PM, and recorded in book/reel/volume No. 1-26-96 on page 1 or as fee/file/instrument/microfilm/reception No. 1-26-96, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Trudy Large Deputy

1. 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 18 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.

2. 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.

3. 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.

4. 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 10th day of April A.D., 19 92 at 2:04 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 7518.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline N. Nulander