

44195

MTL 27483
WARRANTY DEED
 (Statutory Form)

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GRANTOR: EDNA MAE SPENCER

CONVEYS AND WARRANTS TO

GRANTEE: ALLEN PHILLIPS AND ELAINE PHILLIPS, as tenants by the entirety

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

LOT 1 in BLOCK 13 of FIRST 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 map no: 2309 024B0 00700

SUBJECT TO:

1. Easement to Midstate Electric Cooperative, Inc., recorded January 2, 1952 in Volume 258, page 425, Records of Klamath County, Oregon, for the right to construct, operate and maintain an electric transmission and distribution line or system.
2. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
3. Building and Use Restrictions recorded May 5, 1967 in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon.
4. Easement recorded May 22, 1967 in Volume M67, page 3803, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative.
5. Subject to setback lines as shown on the 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 \$ 3,000.00

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.

GRANTOR:

Edna Mae Spencer

DATED:

April 23, 1992

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

Grantee at:

STATE OF ARKANSAS

County of _____ ss.

Date: April 23, 1992Personally appeared the above named Edna Mae Spencerand acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

J. Virginia HendersonNOTARY PUBLIC FOR ARKANSAS ArkansasMY COMMISSION EXPIRES: 12-1-1999

STATE OF OREGON, County of _____ ss.

Date: _____

Personally appeared _____, who being

sworn, stated that he/she is the _____ of

grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.on this 29th day of April A.D., 1992at 11:11 o'clock AM and duly recordedin Vol. M92 of Deeds Page 9205

Evelyn Biehn County Clerk

By Roseline Muelender
Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:
 Key Title Company #27-18220K
 P.O. Box 6178, Bend, OR 97708