

MTC# 27690

NL 45463

Vol. 92 Page 4613

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

DOROTHY J. BLACKBURN

Grantor,

conveys and warrants to TERRY L. FREYTAG and KAREN P. FREYTAG, 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 44 in Block 1 of SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon

TAX #2310 0036B 02600 KEY #138899

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 3,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of May, 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.

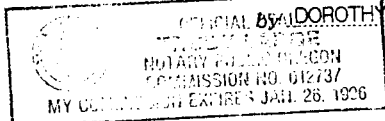
DOROTHY J. BLACKBURN

STATE OF OREGON, County of Deschutes

SS.

This instrument was acknowledged before me on 5/27, 1992

DOROTHY J. BLACKBURN



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 S11110TL

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } SS.

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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By

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 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.

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 29th day
of May A.D., 19 92 at 11:34 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 11613.

Evelyn Biehn, County Clerk

FEE \$35.00

By *Debbie L. Mountain*