

47213

WARRANTY DEED

(Statutory Form)

Vol. m92 Page 14907

GRANTOR: NIHL F. HAMILTON and JEAN C. HAMILTON

CONVEYS AND WARRANTS TO

GRANTEE: TERRY KENT DIAL and SONYA ZOE DIAL, Husband and Wife

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

Lots 139 and 140 in Block 1 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax account nos: 2310 03600 07100 and 2310 03600 07200

SUBJECT TO:

1. Reservations and restrictions of all mineral rights as reserved by instrument recorded October 25, 1966 in Volume M66 at page 11271, Microfilm Records of Klamath County, Oregon.
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 lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structure 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, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
4. Covenants, conditions, restrictions and easements, imposed by instrument, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
5. Easement and release recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

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 FEEL 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 \$ 8,000.00. 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: *Nihl F. Hamilton*

DATED: June 30, 1992

Jean C. Hamilton

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

Grantee at: P. O. Box 436, Gilchrist, OR 97737

STATE OF OREGON, County of Deschutes ss.

Date: June 30, 1992

Personally appeared the above named *Nihl F. Hamilton*and *Jean C. Hamilton*

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Julius Q. Fischer

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4-4-92

STATE OF OREGON, County of Deschutes ss.

Date: June 30, 1992

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,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

on this 8th day of July A.D., 19 92

at 11:43 o'clock A.M. and duly recorded

in Vol. M92 of Deeds Page 14907

Evelyn Biehn County Clerk

By *Paula M. Mendenhall*

Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-18373K

P. O. Box 6178

Bend, OR 97708