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48647

mtc 28/30
WARRANTY DEED—STATUTORY FORM Vol. m92 Page 17638

INDIVIDUAL GRANTOR

GARY R. KERNUTT AND DONNA R. KERNUTT, husband and wife, Grantor,

conveys and warrants to WILLIAM R. DALLUGE JR. AND GWENDOLYN M. DALLUGE, husband and wife

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 7 in Block 9 of TRACT 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH 1965 MOBILE HOME, LICENSE NUMBER X124181
TAX ACCT. NO. 2607 001A0 09800

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
Those shown on the reverse side if any
The property is free from encumbrances except

The true consideration for this conveyance is \$ 24,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 3 day of August, 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.

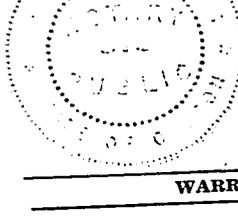
X Gary R. Kernutt
GARY R. KERNUTT

X Donna R. Kernutt
DONNA R. KERNUTT

STATE OF OREGON, County of Harri ss. August 3, 1992

This instrument was acknowledged before me on August 3, 1992
by GARY R. KERNUTT DONNA R. KERNUTT

Smiley J. Edwards
Notary Public for Oregon
My commission expires 8-7-93



WARRANTY DEED

GARY R. KERNUTT GRANTOR
WILLIAM R. DALLUGE JR. GRANTEE
3955 Harmon Lane, Springfield, OR 97478
GRANTEE'S ADDRESS, ZIP

After recording return to:

WILLIAM R. DALLUGE JR.
GWENDOLYN M. DALLUGE
3955 HARMON LANE
SPRINGFIELD, OR 97478
NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11279CN
WILLIAM R. DALLUGE, JR.
3955 HARMON LANE
SPRINGFIELD, OR 97478
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
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/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ TITLE Deputy

1. 1992/93 Taxes, a lien not yet due and payable.
2. Mobile Home taxes for the fiscal year 1992-1993, a lien not yet due and payable.
3. A 25 foot building setback as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit:

(1) Building setback lines as shown on the annexed plat; (2) A 16 foot utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek are as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line on each side of the Little Deschutes River and Hemlock Creek; (8) Access to Two Rivers Road is vacated on all lots fronting on Two Rivers Road except lots 8 and 9 of Block 10; (9) All easements and reservations of record.

5. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes and is subject to registration as provided herein.

6. Electric Service Agreement, subject to the terms and provisions thereof,
Dated: July 7, 1983
A memorandum of which was:
Recorded: July 14, 1983
Volume: M83, Page 11203, Microfilm Records of Klamath County, Oregon
Between: Midstate Electric Cooperative and Gary R. Kernutt and Donna R. Kernutt
For: The purchase of electricity

7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 27, 1983
Recorded: July 14, 1983
Volume: M83, page 11213, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Construct and maintain electric transmission distribution lines

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of Aug. A.D. 19 92 at 11:47 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 17638.

FEE \$35.00

Evelyn Blehn County Clerk

By Douglas Mulender