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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 001AO 09800

(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 \$ 24,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 3 day of August, 1992

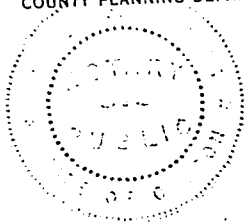
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Gary R. Kernutt  
GARY R. KERNUTT

X Donna R. Kernutt  
DONNA R. KERNUTT

STATE OF OREGON, County of Klamath  
This instrument was acknowledged before me on August 3, 1992  
by GARY R. KERNUTT DONNA R. KERNUTT

Smile 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 1992, 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.

NAME TITLE  
By 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  
 By Evelyn Blehn County Clerk  
Pauline Mulender