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WARRANTY DEED

(Statutory Form)

MTC 28059

Vol 92 Page 19189

GRANTOR:

RONALD S. HADDIX AND BETH E. HADDIX

CONVEYS AND WARRANTS TO

GRANTEE:

DONALD R. MORGAN AND DONA L. MORGAN, Husband and wife

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

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT 'A'

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 \$ 12,500.00
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.

However, if the actual consideration consists

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR:

Ronald S. Haddix

DATED:

August 17, 1992

Beth E. Haddix

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

Grantee at: P.O. Box 332, Crescent, OR 97733

STATE OF OREGON, County of Coos,

ss.

Date: August 7, 1992

Personally appeared the above named Ronald S. and Beth E. Haddix

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

Before me:



OFFICIAL SEAL

C. HANSEN

NOTARY PUBLIC - OREGON

MY COMMISSION EXPIRES MAR. 19, 1995

MY COMMISSION EXPIRES:

3-19-96

STATE OF OREGON, County of

ss.

Date:

Personally appeared

who being

sworn, stated that he/she is the

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:

(DON'T USE THIS SPACE:
RESERVED FOR RECORDING
LABEL IN COUNTIES WHERE USED.)

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-18509K
P.O. Box 6178
Bend, OR 97708

No.:

Lot 69 and 70 in Block 1, 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 0036B 05100 and 05200

SUBJECT TO:

1. Taxes for the fiscal year 1992-93, a lien not yet due and payable.
2. Transmission line easement dated September 13, 1951 and recorded October 9, 1951 in Deed Volume 250 at page 282, records of Klamath County, Oregon.
3. 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."
4. Articles of Association, imposed by instrument, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
5. Covenants, conditions, restrictions and easements, imposed by instrument, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
6. Easement and release for electric power transmission line recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.
7. An easement for electric right of way created by instrument dated September 19, 1989 and recorded November 13, 1989 in Volume M89, page 21812, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of Aug. A.D., 19 92 at 2:38 o'clock P. M., and duly recorded in Vol. M92
of Deeds on Page 19189
Evelyn Biehn County Clerk
By Debra M. Miller

FEE \$35.00

EXHIBIT 'A' TO WARRANTY DEED
GRANTOR: RONALD S. & BETH E. HADDIX
GRANTEE: DONALD R. & DONA L. MORGAN