

NL 50193

ASPEN 04038126  
WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. m92 Page 20172

GILBERT PICKENS, JR. AND CARMEN PICKENS, as tenants by the entirety

Grantor,

conveys and warrants to ROBERT M. FISHER AND SUSAN V. FISHER, 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 12, Block 17, Tract 1061, SECOND ADDITION TO RIVER PINE ESTATES, in the County of  
Klamath, State of Oregon.

TAX ACCT. NO. 112 2309-13CO TL 5800

(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 \$ 37,100.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th 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 Gilbert Pickens Jr.  
GILBERT PICKENS, JR.X Carmen Pickens  
CARMEN PICKENS

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on August 25, 1992,

by GILBERT PICKENS, JR. CARMEN PICKENS

OFFICIAL SEAL  
LAURIE A. WITTY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 000731

MY COMMISSION EXPIRES JULY 26, 1994

X Laurie A. Witty  
Notary Public for Oregon  
My commission expires 7-26-94

## WARRANTY DEED

GILBERT PICKENS, JR.  
ROBERT M. FISHERGRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROBERT M. FISHER  
SUSAN V. FISHERP.O. BOX 653  
GILCHRIST, OR 97737

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:SAME AS ABOVE S10838CN  
Robert M. & Susan V. Fisher  
P.O. Box 653  
Gilchrist, OR 97737

NAME, ADDRESS, ZIP

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/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

1. 1992/93 Taxes, a lien not yet due and payable.
2. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
3. Conditions, Restrictions as shown on the recorded plat of Tract 1061, Second Addition to River Pines Estates.
4. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
5. This property lies within and is subject to the levies and assessments of the River Pines Estates Road District.
6. Easement, including the terms and provisions thereof:  
 For: Electric power transmission line  
 Granted to: Midstate Electric Cooperative, Inc.  
 Recorded: June 23, 1972  
 Book: M-72  
 Page: 6813
7. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
 Recorded: June 23, 1972  
 Book: M-72  
 Page: 6776
8. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
 Recorded: June 23, 1972  
 Book: M-72  
 Page: 6815

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day  
 of Sept. A.D., 19 92 at 10:03 o'clock A M., and duly recorded in Vol. M92,  
 of Deeds on Page 20177.

FEE \$35.00

Evelyn Biehn County Clerk

By *Quinn Mulendore*