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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

FORM No. 953—WARRANTY DEED—STATUTORY FORM (Individual Grantor).

21061



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50669

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

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MTZ 28349

JEANETTE M. SCHRANTZ

, Grantor,

conveys and warrants to ERVIN WAYNE MIMS AND DONNA GAIL MIMS, husband and wife

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lots 45 and 46 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 ACCT. NO. 2310 036B0 02700 & 02800

(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 \$ 16,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of September, 19 92

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.

JEANETTE M. SCHRANTZ

STATE OF OREGON, County of Washington  
This instrument was acknowledged before me on September 4, 1992  
by JEANETTE M. SCHRANTZ

Ginger E. Clout  
Notary Public for Oregon  
My commission expires 1-14-96

WARRANTY DEED

JEANETTE M. SCHRANTZ  
ERVIN WAYNE MIMS

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ERVIN WAYNE MIMS  
DONNA GAIL MIMS  
HC 61, BOX 1230  
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

ERVIN WAYNE MIMS S11427CN  
DONNA GAIL MIMS  
HC 61, BOX 1230  
LAPINE OR 97739

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of       

I certify that the within instrument was received for record on the        day of       , 19 92, 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

21062

1. 1992/93 Taxes, a lien not yet due and payable.
2. Reservations as contained in plat dedication, to wit:

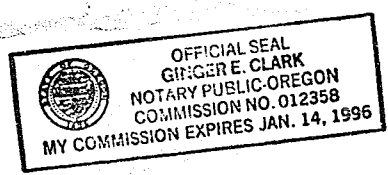
"Subject to: A 25 foot building setback line along the front line of all lots and a 20 foot building along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance for said utilities, any plantings or structures being placed thereon at the risk of the owners; 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 as provided in any recorded protective covenants."

3. Articles of Association, subject to the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to terms and provisions thereof,  
Recorded: September 19, 1972  
Volume: M72, page 10585, Microfilm Records of Klamath County, Oregon

STATE OF OREGON  
COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON SEPTEMBER 4, 1992 BY  
JEANETTE M. SCHRANTZ.

Ginger E. Clark  
NOTARY 1-14-96  
COMMISSION EXPIRES



STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of Mountain Title Co. the 15th day  
of September A.D., 19 92 at 3:28 o'clock P M., and duly recorded in Vol. M92  
of Deeds on Page 21061  
By Evelyn Biehn County Clerk  
Jeannette Schrantz

FEE \$35.00