

'92 SEP 16 PM 3 12

# WARRANTY DEED

(Statutory Form)

MTL 27859

50725

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GRANTOR: ARTHUR H. HERN

CONVEYS AND WARRANTS TO

GRANTEE: DONALD G. SMITH AND WANDA L. SMITH, Husband and Wife

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

Lots 1 and 2 of Block 1, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account nos: 2309 025A0 08800 and 08900

## SUBJECT TO:

1. A 20 foot building setback from streets as shown on dedicated plat.
2. Rights of way given to Pacific Telephone & Telegraph Company in Deed Volume 85, page 65 and Deed Volume 85, page 66, Records of Klamath County, Oregon, over the W1/2 SE1/4, SE1/4 SW1/4 of Section 24, NE1/4 NW1/4 of Section 25 and SE1/4 NE1/4, W1/2 NE1/4, SE1/4 NW1/4 of Section 25, for transmission and distribution of electricity.
3. An easement created by instrument dated May 18, 1969 and recorded May 22, 1969 in Volume M69, page 3857, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative Inc.
4. Covenants, conditions, restrictions and easements, imposed by instrument, recorded May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument dated May 19, 1969 and recorded May 27, 1969 in Volume M69, page 3955, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative Inc.

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 \$ 10,000.00. However, if the actual consideration consists 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.

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

GRANTOR:

Arthur H. Hern

DATED:

September 5, 1992

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

Grantee at: 9339 Central Avenue, Orangevale, CA 95662

STATE OF ~~Alaska~~ ~~subscribes~~ ss.

Date: September 5, 1992

Personally appeared the above named Arthur H. Hern

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

Before me

NOTARY PUBLIC FOR ~~subscribes~~ Alaska

MY COMMISSION EXPIRES: March 21, 1995

STATE OF OREGON. County of ss.

Date:

Personally appeared \_\_\_\_\_, who being sworn, stated that he/she is the \_\_\_\_\_ of 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:

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 16th day of September A.D., 19 82  
at 3:12 o'clock P. M. and duly recorded  
in Vol. M92 of Deeds Page 21163

EVELYN BIEHN County Clerk

By Berntha Detock Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-18438K  
P.O. Box 6178, Bend, OR 97708