

52202

WARRANTY DEED—STATUTORY FORM

Vol. 192 Page 23830

mtr 28536

INDIVIDUAL GRANTOR

EARL J. MARTIN AND MARCIA MARTIN, husband and wife

, Grantor,

conveys and warrants to LESTER M. OPPER AND PATRICIA R. OPPER, 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: PARCEL 1: Lot 8 in Block 13 of FIRST ADDITION to RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 7 in Block 18 of THIRD ADDITION to RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2309 024B0 01300 & 2309 013C0 0900

(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 \$ 30,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of October, 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.

EARL J. MARTIN by MARCIA MARTIN

attorney in fact

MARCIA MARTIN

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on October 9, 1992, MARCIA MARTIN as an individual and as attorney in fact for EARL J. MARTIN

Notary Public for Oregon

My commission expires 12-11-93

WARRANTY DEED

EARL J. MARTIN

GRANTOR

LESTER M. OPPER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

LESTER M. OPPER

PATRICIA R. OPPER

52235 CARIBOU RD.

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

LESTER M. OPPER S11549CN

PATRICIA R. OPPER

52235 CARIBOU RD.

LAPINE OR 97739

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

23831

1. 1992/93 Taxes, a lien not yet due and payable.

2. Easement, subject to the terms and provisions thereof, to Midstate Electric Cooperative, Inc., recorded January 2, 1952 in Volume 258, Page 425, Records of Klamath County, Oregon, for the right to construct, operate and maintain an electric transmission and distribution line or system.
(Affects Parcel 1)

3. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
(Affects Parcel 1)

4. Building and Use Restrictions, subject to the terms and provisions thereof, recorded May 5, 1967 in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon.
(Affects Parcel 1)

5. Easement, subject to the terms and provisions thereof, recorded May 22, 1967 in Volume M67, page 3803, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative.
(Affects Parcel 1)

6. An easement created by instrument, subject to the terms and provisions thereof, Dated: June 5, 1973
Recorded: June 5, 1973
Volume: M73, page 6939, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Electric Transmission line
Affects: No exact location given
(Affects Parcel 2)

7. Covenants, conditions, restrictions and easements, but omitting restrictions, if any based on race, color, religion, or national origin, imposed by instrument, subject to the terms and provisions thereof,
Recorded: June 5, 1973
Volume: M73, page 6940, Microfilm Records of Klamath County, Oregon
(Affects Parcel 2)

8. Reservations and restrictions, subject to the terms and provisions thereof, as contained on plat dedication of Third Addition River Pine Estates, to wit:
"Said plat being subject to building setback lines, irrigation easement, road easement and street reservation strip as shown on the annexed map."
(Affects Parcel 2)

9. Subject to setback lines as shown on the dedicated plat.
(Affects Parcel 1 and 2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Oct. A.D. 19 92 at 11:53 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 23830.
By Evelyn Biehn County Clerk
Dorlene Mullens

FEE \$35.00