

NL

54074

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

MTZ 28817

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OLA FAYE RICKETTS

Grantor,

conveys and warrants to JOHN T. ABRAMS and SHIRLEY A. ABRAMS, 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 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2310 036CO 05200, KEY NO. 141581

(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 \$ 95,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13th day of November, 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.

OLA FAYE RICKETTS

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on November 13, 1992,

by OLA FAYE RICKETTS

Notary Public for Oregon

My commission expires 12-11-93

WARRANTY DEED

OLA FAYE RICKETTS

GRANTOR

JOHN T. ABRAMS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JOHN T. ABRAMS

SHIRLEY A. ABRAMS

HC 61 Box 1256, Beechwood Drive

La Pine, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE 611490CN

JOHN T. ABRAMS AND SHIRLEY A. ABRAMS

HC 61 Box 1256, Beechwood Drive

La Pine, 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 1992, 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

1. 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 to provide ingress and egress for construction and maintenance of said utilities, any plantings 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."

2. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: October 9, 1951
Volume: 250, page 282, Deed Records of Klamath County, Oregon
In favor of: United States of America
For: Transmission line (Blanket easement)

3. Easement, subject to the terms and provisions thereof, given by Jack C. Ecoff to United States of America, dated June 12, 1972, recorded on June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

4. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

5. 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 September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

6. Right of Way Easement, subject to the terms and provisions thereof,
Dated: January 15, 1981
Recorded: February 17, 1981
Volume: M81, page 2652, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Electric transmission and distribution line

7. Agreement, subject to the terms and provisions thereof, for electric service,
Dated: January 23, 1981
Recorded: June 12, 1981
Volume: M81, page 10524, Microfilm Records of Klamath County, Oregon
By and Between: Patricia Mace and Midstate Electric Cooperative

8. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of Nov. A.D., 19 92 at 9:41 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 27321.

FEE \$35.00

Evelyn Biehn - County Clerk
By *Doreen M. [Signature]*