

NL

56613

mtc 29025
WARRANTY DEED—STATUTORY FORM Vol. m93 Page 1469

INDIVIDUAL GRANTOR

WAYNE DRULINER AND ANGELINA DRULINER, as tenants by the entirety

Grantor.

conveys and warrants to RANDALL JAMES SWIBIES

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH CO. County, Oregon, to-wit:
SEE EXHIBIT A

KEY #131565 - CODE #051 & KEY #131734 - CODE 051

(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 \$ 34,500.00 Here comply with the requirements of ORS 93.030)

Dated this 6th day of Jan, 1993

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.

Wayne Druliner
WAYNE DRULINERAngelina Druliner
ANGELINA DRULINER

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on Jan 6, 1993, by WAYNE DRULINER AND ANGELINA DRULINER

Leta Pickard
LETA PICKARD
NOTARY PUBLIC - OREGON
My Commission Expires 6-11-94Leta Pickard
Notary Public for Oregon
My commission expires 6-11-94

WARRANTY DEED

WAYNE DRULINER

RANDALL JAMES SWIBIES

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RANDALL JAMES SWIBIES

PO Box 14044

Portland, OR 97214

NAME, ADDRESS, ZIP

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

RANDALL JAMES SWIBIES

PO Box 14044

Portland, OR 97214

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1993, 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

EXHIBIT "A"

PARCEL 1: The North Seventy Five (75) feet of Lot 6 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1470

PARCEL 2: The Northerly Seventy Five (75) feet of the following described tract: Beginning at a point which is South 0 degrees 15' West 765.67 feet from the quarter corner between Sections 11 and 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and along North and South center line of said Section 14; thence South 0 degrees 15' West 172.03 feet; thence North 66 degrees 30' West 63.8 feet; thence North 25 degrees 56' West 124.5 feet; thence North 17 degrees 39' East 36.42 feet; thence South 89 degrees 24' East 100.67 feet more or less, to the point of beginning, the above described parcel of land lying in the NE1/4 of the NW1/4 of Section 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

1. Reservations and restrictions in U.S. Patent to Fred L. Mahn, dated May 15, 1918, recorded August 7, 1918, in Deed Volume 49, page 391, Deed Records of Klamath County, Oregon, as follow:
"...any vested and accrued water rights for mining, agriculture, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the U.S."
2. Reservations and restrictions in the dedication of Mahn's Acres Subdivisions as follow:
"Said plat being subject to the following conditions:
(1) 20 foot building setback lines along all street lines,
(2) A 16 foot utility easement as shown along the side or back line of all lots, said easement to provide ingress and egress for construction and maintenance of said utilities with no permanent structures being permitted thereon and any plantings being placed thereon at the risk of the owner
(3) A 15 foot easement along the easterly line of Lots 1 through 7 and Lot 9 Block 1 to allow all owners in this subdivision access to the river,
(4) A 60 foot easement at the center of Block 2 for future road,
(5) And further restrictions as provided in recorded protective covenants."
3. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Little Deschutes River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day of Jan. A.D., 19 93 at 1:41 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 1469.

Evelyn Biehn . County Clerk

By Quinn Mullendore

FEE \$35.00