

57708

WARRANTY DEED
(Statutory Form)

Vol. m 93 Page 3521

GRANTOR: K. MARK JUNGNETSCH

MTL 29327
CONVEYS AND WARRANTS TO

GRANTEE: JEFF O. EDWARDS and CONNIE L. EDWARDS, Husband and Wife

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

Lot 1 in Block 1 of TRACT NO. 1255, RAMEY ACRES USBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Lot Number: 2408 025C0 00100

SUBJECT TO:

1. Building setbacks as required in the R-1 Zone at such time as building permits are applied.
2. Right of Way Easement, subject to the terms and provisions thereof; Dated May 10, 1989 Recorded June 29, 1989 in Volume M89, Page 11705, Microfilm Records of Klamath County, Oregon; and in favor of Midstate Electric Cooperative, Inc.
3. The effect of Affidavit dated May 15, 1990 and recorded May 18, 1990 in Volume M90, Page 9517, Microfilm Records of Klamath County, Oregon, by 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 \$ 17,000.00 . 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: K. Mark Jungnitsch by Patricia M. Ramey P.O.A.
K. Mark Jungnitsch

DATED: February 16, 1993

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

Grantee at: PO Box 188, Crescent, OR 97733

STATE OF OREGON, County of Deschutes ss.
Date: February 14, 1993

Personally appeared the Govenamed
Patricia Ramey P.O.A. for K. Mark Jungnitsch
and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Wanda L. Valley
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 4/1/95

STATE OF OREGON, County of _____ ss.
Date: _____

Personally appeared _____, who being
_____ 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 18th day of Feb. A.D., 19 93
at 3:04 o'clock P M. and duly recorded
in Vol. M93 of Deeds Page 3521
Evelyn Biehn County Clerk
By Paulene Mullendore Deputy.
Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-19330K
P. O. Box 6178
Bend, Oregon 97708