

60529

after recording return to:

Mr. and Mrs. Steven Guthrie
3416 Coronado Way
Klamath Falls, OR 97601

'93 APR 26 PM 2 48

Vol m93, Page 1 8886

HTC 1396-6284

WARRANTY DEED

WESLEY E. SINE and KAY M. SINE, husband and wife,
Grantors convey and warrant to STEVEN N. GUTHRIE and CLARICE
Y. GUTHRIE, husband and wife, Grantees, the following described
real property located in Klamath County, State of Oregon,
free of all encumbrances, except as specifically set forth
herein:

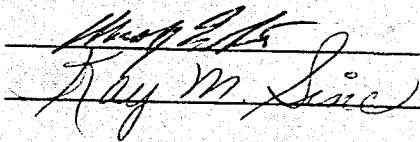
Lot 4, Block 6, FIRST ADDITION TO PINE GROVE
PONDEROSA, according to the official plat thereof
on file in the office of the County Clerk of
Klamath County, Oregon.

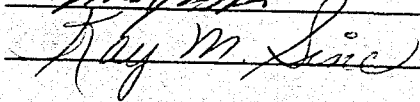
SUBJECT TO:

1. Reservations, restrictions, rights of way,
easements of record and those apparent on the land;
2. A 25 foot building setback line from Evergreen
Drive as shown on the dedicated plat;
3. A 16 foot utility easement along the rear of
lot, as shown on the dedicated plat;
4. Reservations as contained in plat dedication,
to wit: "Subject to public utility easements, telephone line
easement, Klamath Forest Protective Association road easement,
and building setback lines, all of the width and in the
location shown on the annexed map, said plat also being
subject to additional restrictions shown in any recorded
protective covenants."
5. Conditions and restrictions, but omitting
restrictions, if any, based on race, color, religion or
national origin, imposed by instrument, including the terms
and provisions thereof, dated December 8, 1969, and recorded
December 22, 1969, in Volume M69, page 10609, Microfilm
records of Klamath County, Oregon.
6. Easement, including the terms and provisions
thereof, given by Lloyd J. Goble, Administrator, to the
Pacific Telephone and Telegraph Company, a California corporation,
dated May 12, 1942, and recorded August 1, 1942, in Volume
149, page 144, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this
conveyance is \$6,500.00.

WITNESS Grantors hands this 21 day of April,
1976.





STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared WESLEY E. SINE and KAY M. SINE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/6/97

NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

Mr. and Mrs. Steven Guthrie
3416 Coronado Way
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Steven Guthrie
3416 Coronado Way
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title co
on this 26th day of April A.D., 19 93
at 2:48 o'clock PM. and duly recorded
in Vol. M93 of Deeds Page 8886.
Evelyn Biehn County Clerk
By Debbie Mendenhall
Deputy.
Fee, \$35.00