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61760

WARRANTY DEED

(Statutory Form)

MTC 28518

Vol. 93 Page 11400

GRANTOR: KATHERINE J. SHIELDS and JOHN C. HUMPHREYS

CONVEYS AND WARRANTS TO

GRANTEE: RAYMOND CHARLES THOMASON and DOROTHY MARYLANE THOMASON, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
Lot 3, Block 5, 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 account no: 2310 036C0 06400

SUBJECT TO:

1. Restrictions a 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; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting of 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. Articles of Association, imposed by instrument, recorded September 9, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
3. Covenants, conditions, restrictions and easements, imposed by instrument, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

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 \$9,675.00. 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: X Katherine J. Shields
Katherine J. Shields

X John C. Humphreys
John C. Humphreys

DATED: 5/12/93

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

Grantee at: HC 61 Box 1240 Sun Forest Drive, LaPine, OR 97739

STATE OF OREGON, County of Deschutes ss.
Date: May 12, 1993

Personally appeared the abovenamed Katherine J. Shields and John C. Humphreys

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Beverly A. Toney
OFFICIAL SEAL
BEVERLY A. TONEY
NOTARY PUBLIC FOR OREGON 019215
MY COMMISSION EXPIRES OCT. 27, 1995

STATE OF OREGON, County of ss.
Date:

Personally appeared who being sworn, 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 Company

on this 19th day of May A.D., 19 93
at 2:06 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 11400

Evelyn Biehn County Clerk

By Pauline M. Mendenhall
Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-18871K
P.O. Box 6178, Bend, OR 97708