

63833

06-29-93P01:36 RCVD

WARRANTY DEED
(Statutory Form)Vol. m93 Page 15468

MTC 30195

GRANTOR: CARL A. VONDERWERTH and RUTH O. VONDERWERTH

COVENANTS AND WARRANTIES TO

GRANTEE: MANUEL FREITAS and DEBBIE FREITAS, Husband and Wife

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

Lot 97, Block 1, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Lot Number: 2310-036C0-02200

SUBJECT TO:

1. Reservations and restrictions of all mineral rights as reserved by instrument recorded October 25, 1966 in Volume M66 at page 11271, Microfilm Records of Klamath County.
2. 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; 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 or structure 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."

(See Attached Exhibit 'A' for additional Exceptions)

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 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 \$ 3,100.00. 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 whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR: Carl A. Vonderwerth
Carl A. VonderwerthRuth O. Vonderwerth
Ruth O. Vonderwerth

DATED: June 24, 1993

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

Grantee at: P. O. Box 1533 - La Pine, Oregon 97739

STATE OF ~~CALIFORNIA~~ Santa Clara

Date: June , 1993

Personally appeared the above named

Carl A. & Ruth O. Vonderwerth

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

Before me: Evelyn S. Tizon

NOTARY PUBLIC FOR ~~CALIFORNIA~~ CALIFORNIA

MY COMMISSION EXPIRES: December 20, 1996

STATE OF OREGON, County of

Date:

Personally appeared

sworn, stated that he/she is the

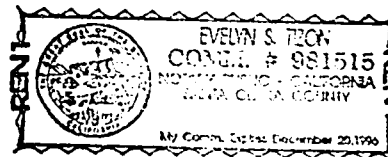
grantor/corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

(DON'T USE THIS SPACE
RESERVED FOR RECORDING
LABEL IN COUNTIES WHERE USED)

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-20045K
P. O. Box 6178
Bend, Oregon 97708

No.:

K-308 91

Warranty Deed
Vonderwerth/Freitas

15469

EXHIBIT 'A' - Additional Exceptions

3. 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.
4. 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.
5. Easement and release, subject to the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 29th day
of June A.D., 19 93 at 1:36 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 15468.

FEE \$35.00

Evelyn Biehn County Clerk

By Paula M. Mendenhall