

NL

64316

MTC 30313
WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 93 Page 16468

ALLEN PHILLIPS AND ELAINE PHILLIPS, as tenants by the entirety

Grantor,
conveys and warrants to ROGER B. MCCORMICK AND DEANNA L. MCCORMICK, husband and wifeGrantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 1 in Block 13 of FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat
on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309-024B0-00700

(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 \$ 6,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 30th day of June, 19 93

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.

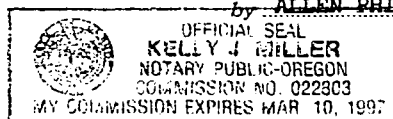
ALLEN PHILLIPS

ELAINE PHILLIPS

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on June 30, 1993.

by ALLEN PHILLIPS ELAINE PHILLIPS



Kelly J. Miller
Notary Public for Oregon
My commission expires 03/10/97

WARRANTY DEED

ALLEN PHILLIPS	GRANTOR
ROGER B. MCCORMICK	GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROGER B. MCCORMICK
DEANNA L. MCCORMICK
PO BOX 66486
PORTLAND, OR 97290

NAME, ADDRESS, ZIP

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

ROGER B. MCCORMICK
PO BOX 66486
PORTLAND, OR 97290
S12307CN

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 19, 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.

NAME TITLE
By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

1993/94 ^{AMP} _{2.8}
 1. 1992/93 Taxes, a lien not yet due and payable.

2. Easement, subject to the terms and provisions thereof, to Midstate Electric Cooperative, Inc., recorded January 2, 1952 in Volume 258, page 425, Records of Klamath County, Oregon, for the right to construct, operate and maintain an electric transmission and distribution line or system.

3. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.

4. Building and Use Restrictions, subject to the terms and provisions thereof, recorded May 5, 1967, in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon.

5. Easement, subject to the terms and provisions thereof, recorded May 22, 1967 in Volume M67, page 3803, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative.

6. Subject to setback lines as shown on the dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 8th day
 of July A.D. 19 93 at 3:44 o'clock P M., and duly recorded in Vol. M93
 of Deeds on Page 16468

Evelyn Biehn County Clerk

FEE \$35.00

By

Pauline M. Mendenhall