

NL 65044

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m93 Page 17918

STEVEN E. WEBB

....., Grantor,
conveys and warrants to DEBRA TOSTE

....., Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 86 in Block 1 of SUN FOREST ESTATES according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2310-036C0-01100

(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 \$ 4,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17 day of July, 1993

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.

Steven E. Webb
STEVEN E. WEBB

CALIFORNIA
STATE OF ~~OREGON~~ County of SAN JOAQUIN

This instrument was acknowledged before me on July 17, 1993.

Kim J. Currier

Comm. #957578

NOTARY PUBLIC - CALIFORNIA

SAN JOAQUIN COUNTY

My Comm. Expires Feb. 27, 1996

[Signature]
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires

WARRANTY DEED

STEVEN E. WEBB

GRANTOR

DEBRA TOSTE

GRANTEE

GRANTOR'S ADDRESS, ZIP

After recording return to:

DEBRA TOSTE

2146 JENNY LANE

FORTUNA, CA 95540

NAME, ADDRESS, ZIP

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

DEBRA TOSTE

2146 JENNY LANE

FORTUNA, CA 95540

S12343CN

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

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, Oregon.

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 all 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."

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of July A.D., 19 93 at 9:29 o'clock A.M., and duly recorded in Vol. M93,
of Deeds on Page 17918.

FEE \$35.00

Evelyn Biehn. County Clerk

By Orville M. Mendenhall