

65375

07-29-93A11:24 RCVD

WARRANTY DEED

(Statutory Form)

MTC 30569

Vol. M93 Page 18637

GRANTOR:

JOHN L. BISHOP AND HAZEL EILEEN BISHOP

CONVEYS AND WARRANTS TO

GRANTEE:

CHARLES F. JORDAN AND HELEN G. JORDAN, Husband and Wife

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

Beginning at an iron pipe on the Easterly right of way of U.S. Highway 97 (this iron pipe is South 15 degrees 34' West 870.2 feet from the intersection of this Easterly right of way line, and the Section line of Section 19 and Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 74 degrees 26' East 200 feet to an iron pipe; thence South 15 degrees 34' West 220 feet to an iron pipe; thence North 74 degrees 26' West 200 feet to an iron pipe on the Easterly right of way line of U.S. Highway 97; thence North 15 degrees 34' East 200 feet along said right of way line to the point of beginning.

The above described parcel of land lying in the NW 1/4 of the NE 1/4 Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax account no: 2409 030 AB 01000

SUBJECT TO:

1. Taxes for the fiscal year 1993-94, a lien not yet due and payable.
 2. Mobile Home taxes for the fiscal year 1993-94, a lien not yet due and payable.
 3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
 4. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded April 30, 1943 in Volume 155, Page 31, Deed Records of Klamath County, Oregon.
 5. An easement created by instrument recorded November 8, 1979 in Volume M79, Page 26324, Microfilm Records of Klamath County, Oregon.
 6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.
 7. An easement created by instrument recorded March 3, 1993, Volume M93, Page 4391, Microfilm Records, Klamath County, Oregon.
- THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND ORDINANCES. 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 \$ 24,000.00

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

GRANTOR:

DATED:

July 27, 1993

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

Grantee at: c/o General Delivery, Gilchrist, OR 97737

STATE OF OREGON, County of Deschutes

Date: July 27, 1993

Personally appeared the above named John L. and Hazel Eileen Bishop

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

Before me:

Karin Lea

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 5/5/96

STATE OF OREGON, County of _____

Date:

Personally appeared _____

sworn, stated that he/she is the _____, who being 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 Co

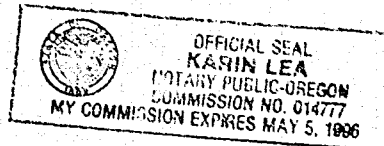
on this 29th day of July A.D., 19 93
at 11:24 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 18637

Evelyn Biehn County Clerk

By Dorene Mickelore Deputy.

Fee, \$30.00

AFTER RECORDING RETURN TO:
Key Title Co. #27-20052K
P.O. Box 6178, Bend, OR 97708



NOTARY SEAL

NOTARY SEAL