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WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m93 Page 18813

HELEN N. SMITH

conveys and warrants to RICHARD D. BAYS, Trustee of the RICHARD D. BAYS IRREVOCABLE LIVING TRUST, Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 11 Block 6, 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 ACCT. NO. 2310-036C0-09100

(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 \$ 3,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th 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.

HELEN N. SMITH

STATE OF OREGON, County of SANTA CLARA,) SS.

Official Seal of this instrument was acknowledged before me on July 24, 1993



KATHRYN S. REDELFS
Notary Public - California
SANTA CLARA COUNTY
My Commission Expires
August 31, 1993

Kathryn S. Redelfs
Notary Public for Oregon CA
My commission expires 08-31-93

WARRANTY DEED

HELEN N. SMITH GRANTOR
RICHARD D. BAYS IRREVOCABLE LIVING

GRANTEE'S ADDRESS, ZIP

After recording return to:
RICHARD D. BAYS IRREVOCABLE LIVING
5916 G ST
SPRINGFIELD, OR 97478

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
RICHARD D. BAYS IRREVOCABLE LIVING
5916 G ST
SPRINGFIELD, OR 97478
S12389KM

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) SS.
County of _____

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.

By _____ TITLE Deputy

07-30-93A1-1-23-RCVD

- 1. 1993/94 Taxes, a lien not yet due and payable.
- 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 structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on 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 30th day
of July A.D. 19 93 at 11:23 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 18813

FEE \$35.00

Evelyn Biehn - County Clerk
By Doreen Muelendore