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65466

MTC 30560

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTORVol. m93 Page 18813

HELEN N. SMITH

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

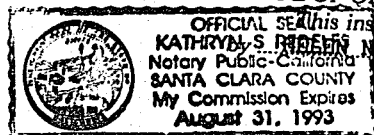
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, 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.

x / He N Smith  
HELEN N. SMITHSTATE OF OREGON, County of SANTA CLARA ) SS.OFFICIAL SEAL  
KATHRYN S. REDELFS  
Notary Public - California  
SANTA CLARA COUNTY  
My Commission Expires  
August 31, 1993this instrument was acknowledged before me on July 24, 19 93.  
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 USECAL  
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

07-30-93A11-23-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 Darlene Muehlendae