

STATUTORY WARRANTY DEED

A+C 40326

HELEN E. HICKS, AN ESTATE IN FEE SIMPLE, Grantor, conveys and warrants to EDMOND L. METHERELL and DOROTHY M. METHERELL, husband and wife, Grantee.

The following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 3 and 4, Block 8, FIRST ADDITION TO RIVER PINE ESTATES, IN the County of Klamath, State of Oregon.

Account No. 250 MAP 2309-24B0/300 & 400, KEY #132369 & 132378

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 AGREEMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

This property is free of liens and encumbrances, EXCEPT: 1993/94 KLAMATH COUNTY PROPERTY TAX A LIEN DUE BUT NOT YET PAYABLE. CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS AS DISCLOSED ON THE PLAT OF FIRST ADDITION TO RIVER PINE ESTATES. FIRE PATROL DISTRICT LEVIES AND ASSESSMENTS. RIVER PINE ESTATES ROAD DISTRICT LEVIES AND ASSESSMENTS. EASEMENT DISCLOSED BY THE RECORDED PLAT FOR UTILITY EASEMENTS AFFECTING AN 8' SET BACK. EASEMENT RECORDED JANUARY 2, 1952 IN VOLUME 258, PAGE 425 FOR RIGHT OF WAY TO MIDSTATE ELECTRIC COOPERATIVE, INC. CONDITIONS AND RESTRICTIONS RECORDED MAY 5, 1967 IN VOLUME M-67, PAGE 3386. EASEMENT RECORDED MAY 22, 1967 IN VOLUME M-67, PAGE 3803 FOR MIDSTATE ELECTRIC COOPERATIVE INC.

The true consideration for this conveyance is \$ 35,000.00.

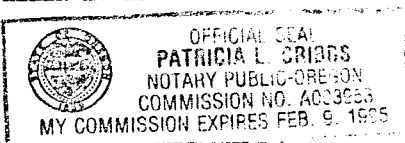
DATED this 10th day of AUGUST, 1993.

Helen E. Hicks
HELEN E. HICKS

STATE OF OREGON)
) ss
County of DESCHUTES)

The foregoing instrument was acknowledged before me this 10th day of AUGUST, 1993 by HELEN E. HICKS.

Patricia L. Crites
Notary Public for Oregon
My Commission Expires: 2-9-95



Escrow No. 15717-PC

After Recording Return To:

EDMOND L. METHERELL
21930-LANE-ST. GENERAL DELIVERY
PERRIS, CA-92570 LAPINE, ORE 97739

Tax Statements To Be Sent To:

EDMOND L. METHERELL
21930-LANE-ST. GENERAL DELIVERY
PERRIS, CA-92570-LAPINE, OR 97739

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

Aspen Title Co
on this 11th day of Aug. A.D. 19 93
at 3:39 o'clock P M. and duly recorded
in Vol. M93 of Deeds Page 20028
Evelyn Biehn County Clerk
By Patricia L. Crites Deputy.

Fec. \$30.00