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mtc 30591  
**WARRANTY DEED**  
 (Statutory Form)

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GRANTOR: STANLEY ROY GILLIAM and JOAN AUGUSTA GILLIAM

CONVEYS AND WARRANTS TO

GRANTEE: JIMMY J. GAUB and JANESE M. GAUB, Husband and Wife

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

Lot 6 in Block 5, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account no: 2310 036C0 06700

## SUBJECT TO:

1. Taxes for the fiscal year 1993-94, a lien not yet due and payable.
2. An easement created by instrument dated September 13, 1951 and recorded October 9, 1951 in volume 250, page 282, Deed Records of Klamath County, Oregon.
3. An easement created by instrument dated June 12, 1972 and recorded June 30, 1972 in volume M72, page 7124, Microfilm Records of Klamath County, Oregon.
4. Restrictions as contained in plat dedication.
5. Articles of Association, imposed by instrument, recorded September 19, 1972 in volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions, imposed by instrument, recorded September 19, 1972 in volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
7. A Public Easement created by instrument dated March 9, 1973 and recorded September 10, 1973 in volume M73, page 12179, Microfilm Records of Klamath County, Oregon.
8. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 42,000.00. 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.

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

GRANTOR:

Stanley Roy Gilliam

Joan Augusta Gilliam

DATED: August 13, 1993

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

Grantee at: 1514 Fairgrounds, Salem, OR 97403

STATE OF OREGON, County of Deschutes ss.Date: August 13, 1993Personally appeared the abovenamed Stanley Roy and Joan Augusta Gilliamand acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 5/5/96

STATE OF OREGON, County of \_\_\_\_\_ ss.

Date: \_\_\_\_\_

Personally appeared \_\_\_\_\_, who being

sworn, stated that he/she is the \_\_\_\_\_ of 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 Coon this 17th day of Aug. A.D., 19 93at 3:27 o'clock P.M. and duly recordedin Vol. M93 of Deeds Page 20483

Evelyn Biehn County Clerk

By Debra G. Neulander

Deputy.

Fee, \$30.00

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20218K  
 P.O. Box 6178, Bend, OR 97708