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08-24-93P03:11 RCVD

Vol. 93 Page 21243

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. K-45591  
ESCROW NO. 29-5988  
TAX ACCT. NO. 2407-7B-7700  
MAP #KEY: 145738

GRANTEE'S NAME AND ADDRESS:

ROBERTA L. WEBER  
35031 MATTHEWS ROAD  
EUGENE, OR 97405

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

JAMES D. BRADBURY and PATRICIA G. BRADBURY, as tenants by the entirety  
Grantor,

conveys and warrants to:

ROBERTA L. WEBER AND CHRISTOPHER R. WEBER, Grantee,

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

SEE ATTACHED EXHIBIT "A" WHICH BY REFERENCE IS MADE A PART HEREOF.

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.

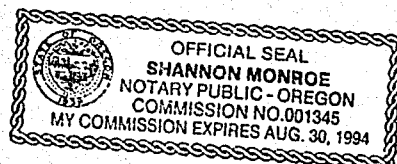
The true consideration for this conveyance is \$21,000.00. However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration. If grantor is a corporation, this has been  
signed by authority of the Board of Directors.

Dated this 23<sup>rd</sup> day of August, 1993;

GRANTOR(S):

James D. Bradbury  
JAMES D. BRADBURY

Patricia G. Bradbury  
PATRICIA G. BRADBURY



STATE OF OREGON, County of LANE ) ss.

This instrument was acknowledged before me on AUGUST 20, 1993,  
by JAMES D. BRADBURY and PATRICIA G. BRADBURY

Shannon Monroe  
Notary Public for Oregon

My commission expires: 8/30/94

Lot 11 in Block 6, Cres-Del Acres Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Taxes for 1993-94 are now a lien but not yet payable.
2. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed from Barbara A. Colburn, et al to Carl F. Lambe and Margaret J. Lambe, husband and wife, dated May 17, 1977, recorded October 7, 1980, in Volume M80 Page 19473, Deed records of Klamath County, Oregon, as follows:
  1. Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats. Three horses per lot maximum.
  2. Buildings shall be constructed in a workmanlike manner and comply with state and county building codes.
  3. Any trailer used as a permanent residence shall have a retail value of \$1500.00 or more when installed.
  4. Businesses shall be restricted to lots having highway frontage only.
  5. All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times.
  6. No tents shall be used as dwellings on the property.
3. Electric line right of way Easement, including the terms and provisions thereof, from James D. Bradbury to Midstate Electric Cooperative, Inc., a cooperative dated May 21, 1990, recorded September 12, 1990, in Volume M90 Page 18302, Deed records of Klamath County, Oregon.

SUBJECT TO:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 24th day  
 of Aug. A.D., 19 93 at 3:11 o'clock P M., and duly recorded in Vol. M93,  
 of Deeds on Page 21243.  
 Evelyn Biehn - County Clerk  
 By Quelene Nielsen

FEE \$35.00