

67037

WARRANTY DEED  
(Statutory Form)Vol. m93 Page 21782

MTC 30185

GRANTOR: GILBERT PICKENS, SR. and IRIS PICKENS  
CONVEYS AND WARRANTS TO

GRANTEE: ANGELA RENEE RAY and RICK RAY, Husband and Wife

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

SEE ATTACHED EXHIBIT A

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 \$ 8,000.00. 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: Gilbert L. Pickens  
Gilbert Pickens, Sr.Iris Pickens  
Iris Pickens

DATED: August 25, 1993

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

Grantee at:

STATE OF OREGON, County of Deschutes ss.  
Date: August 25, 1993

Personally appeared the above named

Gilbert & Iris Pickensand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Suzanne Marchioro

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

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

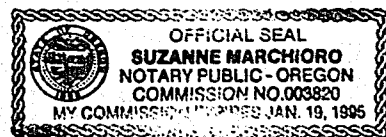
Personally appeared \_\_\_\_\_, who being sworn, stated that he/she is the \_\_\_\_\_ of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

(DON'T USE THIS SPACE:  
RESERVED FOR RECORDING  
LABEL IN COUNTIES WHERE USED.)

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-20032L  
P. O. Box 6178  
Bend, Oregon 97708

No.:

EXHIBIT "A" -- Legal Description

Lot 11, Block 17, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations as contained in Deed from the Shevlin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 11951, in Volume 246, page 165, Deed Records of Klamath County, Oregon, as follows:

"Subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there be, in addition to those hereinabove specifically set-out, created by instruments or proceedings shown by the public records of Klamath County, Oregon or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."

2. Right of Way Easement, subject to the terms and provisions thereof:  
Dated: June 23, 1972

Recorded: June 23, 11972

Volume: M72, page 68113, Deed Records of Klamath County, Oregon

From: Betty Ahern

To: Midstate Electric Cooperative, Inc.

For: Transmission line

3. Reservations and restrictions as contained in plat dedication, to wit:

"said plat being subject to building setback lines and street reservation strip as shown on the annexed plat."

4. A 25 foot building setback along front of Lots as shown on dedicated plat.

5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume M7, page 6815, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day  
of Aug. A.D., 19 93 at 11:23 o'clock A M., and duly recorded in Vol. M93,  
of Deeds on Page 21782

FEE \$35.00

Evelyn Biehn County Clerk

By Rouline Muehlenberg