

69460

WARRANTY DEED

(Statutory Form)

MTC 31201

Vol 93 Page 26388

GRANTOR: DONNA C. AGUALO

CONVEYS AND WARRANTS TO

GRANTEE: DELBERT ALAN NORTON

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

Lot 2 in Block 12 of 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 Number: 3210 036D0 10000

(See Attached Exhibit A for Exceptions)

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 \$ 3,500.00. 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:

Donna C. Agualo (handwritten signature)

Donna C. Agualo

DATED:

Until a change is requested, all tax statements shall be sent to the following address: Grantee at: 130 N. W. 2nd Street - Redmond, Oregon 97756

Notary Public sections for California and Oregon with signature lines and commission expiration dates.

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

NOTARY SEAL (vertical)

NOTARY SEAL (vertical)

AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-20570M P. O. Box 6178 Bend, Oregon 97708

No.:

Warranty Deed
Aqualo/Norton

EXHIBIT A - Exceptions

SUBJECT TO:

1. 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 the annexed map is subject to all restrictions and right as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
2. An easement created by instrument, subject to the terms and provisions thereof, recorded October 9, 1951 in Volume 250, Page 282, Deed Records of Klamath County, Oregon for Transmission Line (Blanket Easement).
3. Mineral Rights, subject to the terms and provisions thereof, as reserved in deed from Delbert Hale and Margaret B. Hale, husband and wife, and E. Carlyl Smith and Phyllis M. Smith, husband and wife, recorded October 23, 1966 in Volume M66, page 11271, Microfilm Records of Klamath County, Oregon.
4. An easement created by instrument, subject to the terms and provisions thereof, dated June 12, 1972 and recorded June 20, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon to The United States of America.
5. 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.
6. 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.

ALL PURPOSE ACKNOWLEDGMENT

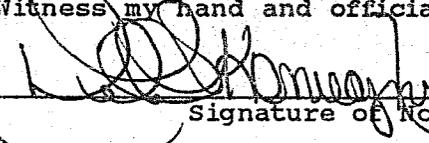
STATE OF CALIFORNIA
COUNTY OF ALAMEDA

- Capacity claimed by signe
- Individual
- Corporate
- Officer(s)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Subscribing Witness
- Guardian/Conservator
- Other

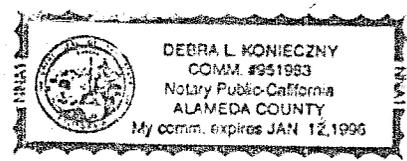
On Oct 2, 1993 before me, Debra L Konieczny,
Notary Public, personally appeared Donna C Agudo

Personally known to me or proved to me on the
basis of satisfactory evidence to be the person
whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/
they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signatures
on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the
instrument.

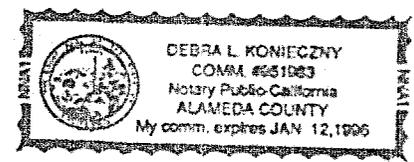
Witness my hand and official seal.



Signature of Notary



Title or Type of Document Warranty Deed
Number of Pages 1 Date of Document _____
Signer(s) Other Than Named Above _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 11th day
of Oct. A.D., 19 93 at 11:08 o'clock A M., and duly recorded in Vol. MS3
of Deeds on Page 26388.

FEE \$40.00
Evelyn Biehn - County Clerk
By Caroline Miller