

69559

WARRANTY DEED

(Statutory Form)

MTC 31168

Vol. m43 Page 26592

GRANTOR: JANET K. MOORE

CONVEYS AND WARRANTS TO

GRANTEE: ROBERT B. BIELER AND RUTH A. BIELER, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
 Lot 2 in Block 12 of FIRST ADDITION TO RIVER PINE ESTATES, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
 Tax account no: 2309 024B0 03700

SUBJECT TO:

1. Taxes for the fiscal year 1993-94, a lien not yet due and payable.
2. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
3. Building and use restrictions recorded May 5, 1967 in Volume M67, Page 3386, Microfilm Records of Klamath County, Oregon.
4. An easement created by instrument recorded May 22, 1967 in Volume M67, Page 3803, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument dated August 5, 1985 and recorded January 30, 1986 in Volume M86, Page 1736, Microfilm Records of Klamath County, Oregon.

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 \$ 5,500.00. 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:

X Janet K. Moore
 Janet K. Moore

DATED:

October 17, 1993

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

Grantee at: PO Box 40565 Eugene OR 97404

STATE OF OREGON, County of MULTNOMAH ss.

Date: October 7, 1993

Personally appeared the above named Janet K. Moore

and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Michael G. Johns



OFFICIAL SEAL
 MICHAEL G. JOHNS

NOTARY PUBLIC - OREGON
 COMMISSION NO. 013954

MY COMMISSION EXPIRES MAY 11, 1995

STATE OF OREGON, County of _____ ss.

Date: _____, who being

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 Co

on this 12th day of Oct. A.D. 19 93

at 2:07 o'clock P.M. and duly recorded

in Vol. M93 of Deeds Page 26592

Evelyn Biehn County Clerk

By Debra M. Mendenhall

Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20555K

P.O. Box 6178, Bend, OR 97708