

69880

WARRANTY DEED  
(Statutory Form)

Vol. m93 Page 27242

GRANTOR: EDWIN L. BRODBECK AND FREDA M. BRODBECK  
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 5 in Block 5 of Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon  
Tax account no: 2310 03600 06600

## 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 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 streets 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 Lines, 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."
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, Volume M73, Page 12179, 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 \$ 4,800.00. 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:

Edwin L. Brodbeck  
Edwin L. Brodbeck

Freda M. Brodbeck  
Freda M. Brodbeck

DATED: October 11, 1993

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

Grantee at: 6534 Rippling Brook, Salem, OR 97301

STATE OF ~~OREGON~~ CALIFORNIA County of San Bernardino ss.

Date: October 11, 1993

Personally appeared the above named Edwin L. Brodbeck and Freda M. Brodbeck

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

Norma Garcia

NOTARY PUBLIC FOR ~~CALIFORNIA~~ CALIFORNIA

MY COMMISSION EXPIRES: January 16, 1995

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title co

on this 18th day of Oct. A.D. 19 93  
at 11:22 o'clock A M. and duly recorded  
in Vol. M93 of Deeds Page 27242

Evelyn Biehn County Clerk

By Dorlene Neulandore  
Deputy.

Fee, \$30.00

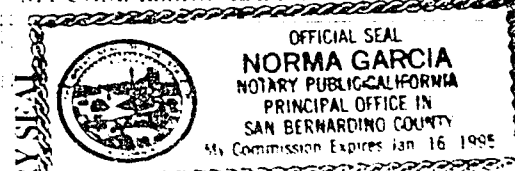
STATE OF OREGON. County of \_\_\_\_\_ ss.

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: \_\_\_\_\_



NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20574K  
P.O. Box 6178, Bend, OR 97708