

NL
70373

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

mtc 31234 Vol m 93 Page 28257

GLADYS M. SMITH

conveys and warrants to DAVID D. LEWIS, JR. and LAURIE J. LEWIS, Husband and Wife, Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 5 of Tract No. 1048, OLD HOWARD RANCH ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Block 1

TAX # 2310 03CO 00600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$23,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22nd day of October, 1992

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.

GLADYS M. SMITH

STATE OF OREGON, County of Deschutes, ss. 10-22, 1992
This instrument was acknowledged before me on
by GLADYS M. SMITH



OFFICIAL SEAL
TRUDY LARGE
NOTARY PUBLIC-OREGON
COMMISSION NO. 012737
MY COMMISSION EXPIRES JAN. 26, 1993

Notary Public for Oregon
My commission expires 1-26-96

WARRANTY DEED

GLADYS M. SMITH GRANTOR
DAVID D. LEWIS, JR. GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DAVID D. LEWIS, JR.
LAURIE J. LEWIS
19599 RIVERWOOD DRIVE
BEND, OR 97702

NAME, ADDRESS, ZIP

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

DAVID D. LEWIS, JR.
19599 RIVERWOOD DRIVE
BEND, OR 97702
S12668TL

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

1. Covenants, conditions and restrictions as shown on the recorded plat, as follows:

"(1) Easements for irrigation and drainage as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

"This plat is approved subject to the following conditions: (1) The Owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly install, maintain and operate such system. (2) The LaPine Water Cooperative, its successors and assigns, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation. (3) The liability of the LaPine Water Cooperative shall be limited to the delivery of water at established outlets."

2. Easements as dedicated or delineated on the recorded plat:
For: LaPine Water Cooperative Irrigation District
Affects: Western portion of Lot (20 feet in width)

3. 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 November 27, 1972 in Volume M72, page 13606, Microfilm Records of Klamath County, Oregon.

4. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: October 7, 1988
Volume: M88, page 16800, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: to provide electrical service

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 27th day
of Oct. A.D., 19 93 at 11:41 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 28257.

FEE \$35.00

Evelyn Biehn . County Clerk

By Debbie Mendenhall