

70461

**WARRANTY DEED**  
 (Statutory Form)  
 MTC 31329

Vol. m93 Page 28446

GRANTOR:

RAYMOND MILHORN and JACQUELINE MILHORN  
CONVEYS AND WARRANTS TO

GRANTEE:

CLINTON DALE SESSIONS and KATHLEEN ANN SESSIONS, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:  
 Lot 28 in Block 15 of TRACT 1042, TWO RIVERS NORTH, according to the official plat  
 thereof on file in the office of the County Clerk of Klamath County, Oregon.  
 Tax account no: 2607 00180 04400 and M-071182

## SUBJECT TO:

1. Reservations and restrictions contained in Deed dated June 29, 1907 and recorded December 2, 1907 in Deed Volume 23, page 302, Records of Klamath County, Oregon.
2. A 25 foot building setback line as shown on dedicated plat.
3. Restrictions as contained in plat dedication, to wit: "(1) Building setback lines as shown on the annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the county Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the county Sanitarian; (5) Real lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."
4. Subject to Sanitary setback lines as shown on dedicated plat.
5. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

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 \$ 25,000.00. 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:

Raymond Milhorn

Jacqueline Milhorn

DATED: October 25th, 1993

Until a change is requested, all tax statements shall be sent to the following address:  
 Grantee at: P.O. Box 125, Crescent Lake, OR 97425

STATE OF OREGON, County of Lane ss.  
 Date: October 25TH, 1993  
 Personally appeared the abovenamed Raymond and  
 Jacqueline Milhorn  
 and acknowledged the foregoing instrument to be their voluntary act and  
 deed. Before me: JUDITH J. BAKER

Judith J. Baker  
 NOTARY PUBLIC FOR OREGON  
 MY COMMISSION EXPIRES: 02-05-94

STATE OF OREGON, County of \_\_\_\_\_ ss.  
 Date: \_\_\_\_\_, who being  
 Personally appeared \_\_\_\_\_  
 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 28th day of Oct A.D., 19 93  
 at 1:46 o'clock P M. and duly recorded  
 in Vol. M93 of Deeds Page 28446.  
 Evelyn Biehn County Clerk  
 By Caroline Millendore Deputy.

Fee, \$30.00

AFTER RECORDING RETURN TO:

Key Title Co. #27-20629K  
 P.O. Box 6178, Bend, OR 97708