

NC

72110

mtc 31403

Vol. m93 Page 31838

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

KARL E. BERRETT AND DOREEN D. BERRETT who acquired title as DOREEN D. WILCOX

, Grantor,

conveys and warrants to JAMES M. TINKER AND SANDRA L. TINKER, husband and wife

, Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:  
Lot 122 in Block 1 of TRACT 1060, SUN FOREST ESTATES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2310 036DO 05400

(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 \$ 3,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of November, 1993

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.

KARL E. BERRETT

DOREEN D. BERRETT

STATE OF OREGON, County of FLEMONT

This instrument was acknowledged before me on 11/8/93, 1993

\*AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30.930 IN ALL ZONES

KARL E. BERRETT DOREEN D. BERRETT

Notary Public for Oregon

My commission expires 11/14/93

WARRANTY DEED

KARL E. BERRETT  
JAMES M. TINKER

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JAMES M. TINKER  
SANDRA L. TINKER  
HC 61 BOX 1201  
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

JAMES M. TINKER  
HC 61 BOX 1201  
LAPINE, OR 97739  
S12736KM

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/file/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. Reservations and restrictions of all mineral rights as reserved by instrument recorded October 25, 1966 in Volume M66 at page 11271, Microfilm Records of Klamath County, Oregon.

2. 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 structure 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 rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

3. 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.

4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on 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.

5. Easement and release, subject to the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972, in Volume M72, Page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 1st day  
of Dec. A.D. 19 93 at 10:09 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 31838  
Evelyn Biehn County Clerk  
By Dante M. Anderson

FEE \$35.00