

72506

12-08-93P02:28 RCVD

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STATUTORY WARRANTY DEED

MTC 31537

RONALD FREEMAN, Grantor, conveys and warrants to EDMOND L. METHERELL and DOROTHY M. METHERELL, husband and wife, Grantee.

The following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Block 8, 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.

Account No. 2309-024B0-00600, KEY NO. 132387, CODE 250

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 AGREEMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

This property is free of liens and encumbrances, EXCEPT: 20 FOOT BUILDING SETBACK FROM HACKETT DRIVE AND MABEL DRIVE AS DISCLOSED ON THE OFFICIAL PLAT. RIGHT OF WAY FOR TRANSMISSION LINE RECORDED JANUARY 2, 1952, IN VOLUME 258, PAGE 425. BUILDING AND USE RESTRICTION RECORDED MAY 5, 1967, VOLUME M67, PAGE 3386. RIGHT OF WAY EASEMENT RECORDED MAY 22, 1967, VOLUME M67, PAGE 3803. RIGHT OF WAY EASEMENTS OF RECORD.

The true consideration for this conveyance is \$ 6,500.00

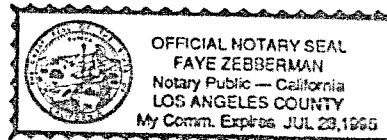
DATED this 2nd day of DECEMBER, 1993.

Ronald Freeman
RONALD FREEMAN

STATE OF CALIFORNIA)
) SS
County of Los Angeles)

The foregoing instrument was acknowledged before me
this 6th day of DECEMBER, 1993 by RONALD
FREEMAN.

Faye Zebberman
Notary Public for CALIFORNIA
My Commission Expires:



Escrow No. 116702-PC

After Recording Return To:

EDMOND L. METHERELL
P.O. BOX 682
LAPINE, OR 97739

Tax Statements To Be Sent To:

EDMOND L. METHERELL
P.O. BOX 682
LAPINE, OR 97739

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title co
on this 8th day of Dec. A.D. 19 93
at 2:28 o'clock P. M. and duly recorded
in Vol. M93 of Deeds Page 32652

Evelyn Biehn County Clerk
By Daniel M. Anderson

Fee. \$7.00

Deputy.