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Vol. 1794 Page 1792

MTG 31920  
SPECIAL WARRANTY DEED

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

DOUGLAS L. and ROSALEEN M. ASHBURN  
GENERAL DELIVERY  
GILCHRIST, OREGON 97737

FRANK A. CALVIN and CONSTANCE C. CALVIN, husband and wife,  
grantors, convey and specially warrant to DOUGLAS L. ASHBURN and  
ROSALEEN M. ASHBURN, husband and wife, Grantees, the following  
described real property free of encumbrances created or suffered  
by the Grantor except as specifically set forth herein:

Lot 9 in Block 17 Second Addition to River Pine  
Estates according to the official plat thereof on  
file in the office of the County Clerk of Klamath  
County, Oregon.

SUBJECT TO:

- (1) All easements of any type or nature for the  
transmission or distribution of water.
- (2) Reservations as contained in deed from The  
Shevlin-Hixon Company to Brooks-Scanlon, Inc.,  
recorded March 28, 1951, in volume 246, page  
165, Deed records of Klamath County, Oregon as  
follows: "subject to any and all railroad  
rights of way, and easements for public and  
private roads and highways, logging road,  
telephone, telegraph and power lines, if any  
there be, in addition to those hereinabove  
specifically set-out, created by instruments  
or proceeding shown by the public records of  
Klamath County, Oregon or evidenced by actual  
occupancy or use; and is also made subject to  
any and all exceptions and reservations  
contained in any patent to any of said lands  
from the United States of America."
- (3) Right of Way, including the terms and  
provisions thereof, given by Betty Ahern to  
Midstate Electric Cooperative, Inc., dated  
June 23, 1972, recorded June 23, 1972, in  
Volume M72, page 6813, Deed records of Klamath  
County, Oregon, for transmission line.

- (4) Building and use restrictions for Second Addition to River Pine Estates, dated June 23, 1972, recorded June 23, 1972, in Volume M72, page 6815, Deed records of Klamath County, Oregon.
- (5) Reservations and restrictions contained in the dedicaton and shown on the plat of Second Addition to River Pine Estates.

The true consideration for this conveyance is \$9,000.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 11th day of JUNE, 1984.

Frank A. Calvin  
FRANK A. CALVIN

Constance C. Calvin  
CONSTANCE C. CALVIN

STATE OF ~~OREGON~~ MONTANA )  
LEWIS & CLARK : ss.  
County of ~~Deschutes~~ )

Personally appeared the above named FRANK A. CALVIN and CONSTANCE C. CALVIN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]  
Notary Public for ~~OREGON~~ MONTANA  
My Commission Expires: 5/28/85

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title co  
on this 18th day of Jan A.D., 19 94  
at 11:16 o'clock A. M. and duly recorded  
in Vol. M94 of Deeds Page 1792  
Evelyn Biehn County Clerk  
By Dorlene Mullendore  
Deputy.