

75408 02-01-94A11:13 RCVD

WARRANTY DEED

Vol. m94 Page 3618

(Statutory Form)

MTC 31997

GRANTOR: DIONE CHRISTENSON AND DARLENE CHRISTENSON

CONVEYS AND WARRANTS TO

GRANTEE: CARL L. OWEN AND VIRGINIA L. OWEN, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 11 in Block 10, of Tract No. 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax account no: 2607 001D0 11700
and M-111283

See attached list of exceptions

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:

X Dione Christenson
Dione ChristensonX Darlene Christenson
Darlene ChristensonDATED: January 27, 1994Until a change is requested, all tax statements shall be sent to the following address:
Grantee at: 8275 Thurston Road, Springfield, OR 97478STATE OF IDAHO, County of Kootenai ss. STATE OF IDAHO, County of Kootenai ss.
Date: 1-27-94 Date: 1-27-94
Personally appeared the abovenamed Dione Christenson Personally appeared Darlene Christenson, who beingand acknowledged the foregoing instrument to be his voluntary act and deed. Before me:Mary Lou Piazza
NOTARY PUBLIC FOR OREGONMY COMMISSION EXPIRES: 7-7-1999sworn, stated that he/she is not a corporation and that this instrument was voluntarily signed and sealed not on behalf of the corporation. Before Me:Mary Lou Piazza
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

(DON'T USE THIS SPACE:
RESERVED FOR RECORDING
LABEL IN COUNTIES WHERE USED.)

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-21049K
PO Box 6178, Bend, OR 97708

EXCEPTIONS TO WARRANTY DEED

GRANTOR: CHRISTENSON, DIONE ET UX

GRANTEE: OWEN, CARL L. ET UX

SUBJECT TO:

1. Covenants, conditions and restrictions as shown on the recorded plat.
2. Reservations contained in Deeds from Klamath County, Oregon, recorded in Deed Book 142, at Page 264 and Deed Book 142, at Page 353.
3. Limited access in Deed from Ivory Pine Co., a California corporation, to State of Oregon, by and through its State Highway Commission, recorded January 5, 1956 Deed Book 280, at Page 267.
4. Right of way for roadway given by Ivory Pine Company, a corporation, and Eugene C. Venn and Sarah S. Venn, husband and wife, to the United States of America, dated April 21, 1966, and recorded May 27, 1966, Volume M66 at Page 566, Microfilm Records of Klamath County, Oregon.
5. Articles of Association of Little Deschutes River Woods Owners Association recorded in Volume M73, at Page 2591, and amendments thereto recorded in Volume M77, page 23644 and M77 at page 23645, Microfilm Records of Klamath County, Oregon.
6. Subject to the terms and provisions of the Little Deschutes River Woods Owners Association.
7. An easement for electric line recorded August 22, 1978 in Volume M78, page 18615, Microfilm Records of Klamath County, Oregon.
8. 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.
9. An easement created by instrument dated September 23, 1991 and recorded July 15, 1992 in Volume M92, page 15516, 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 Feb A.D., 19 94 at 11:13 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 3618.

Evelyn Biehn - County Clerk

By Douline Muelandore

FEE \$35.00