

76062

02-15-94A10:07 RCVD

WARRANTY DEED - STATUTORY FORM

INDIVIDUAL GRANTOR

Vol. 94 Page 4934

ALEX SCHNEIDER and BILLIE JO SCHNEIDER, Husband and Wife

conveys and warrants to **WALTER A. RAMAGE III and APRIL M. WHITTEN, with the right of survivorship**

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **CLAMATH** County, Oregon, to-wit: **Lot 5, Block 11, SUN FOREST ESTATES TRACT 1060**, according to the official plat thereof on file in the office of the County Clerk of Clamath County, Oregon.

TAX #2310-03600 08500

(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 **\$3,300.00** (Here comply with the requirements of ORS 93.030)

Dated this 19 day of SEP, 1994
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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Alex Schneider
ALEX SCHNEIDER

Billie Jo Schneider
BILLIE JO SCHNEIDER

STATE OF OREGON, County of CLAMATH) ss.

This instrument was acknowledged before me on 19, 1994, by **ALEX SCHNEIDER BILLIE JO SCHNEIDER**

Notary Public for OREGON CALIFORNIA
My commission expires _____

WARRANTY DEED

ALEX SCHNEIDER GRANTOR
WALTER A. RAMAGE III GRANTEE

GRANTEE'S ADDRESS, ZIP
After recording return to:

WALTER A. RAMAGE III
APRIL M. WHITTEN
2740 W LANCASTER
WEST LINN, OR 97068

NAME, ADDRESS, ZIP
Until a change is requested, all tax statements shall be sent to the following address:
WALTER A. RAMAGE III
2740 W LANCASTER
WEST LINN, OR 97068
S12944TL

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
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/rsd/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

DEED RECORDS - Klamath County, Oregon

1993-01-01

4935

2008

1. 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 lines to provide ingress and egress for constructions and maintenance of said utilities, any planting or structures 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."
2. An easement created by instrument, subject to the terms and provisions thereof, recorded October 9, 1951 in Volume 150, page 282, Deed Records of Klamath County, Oregon.
In favor of: United States of America
For: Transmission line
(Blanket easement)
3. Articles of Association, imposed in 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 and restrictions, but omitting restrictions, if any, based on race, 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIA
County of FRESNO
On 1-31-94 before me, Kim BAUDOUR, Notary
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Alex SCHNEIDER
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kim Baudour
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION
TITLE OR TYPE OF DOCUMENT _____
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIA
 County of FRESNO
 On 1-31-94 before me, Kim Baudour Notary
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC
 personally appeared Billie Jo Schneider
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Kim Baudour
SIGNATURE OF NOTARY

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day
 of Feb A.D., 19 94 at 10:07 o'clock AM., and duly recorded in Vol. M94,
 of Deeds on Page 4934

FEE \$40.00

Evelyn Biehn County Clerk
 By Pauline M. Henderson