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03-17-94P01:43 RCVD

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K-46346

STATUTORY WARRANTY DEED

KENNETH D. MORRISON and RUTH C. MORRISON, Co-Trustees of the MORRISON FAMILY TRUST, utd 11/20/91

conveys and warrants to SCOTT D. WIGGERS and REBECCA WIGGERS, husband and wife, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 6 in Block 20, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-13C02700

M-191402

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE REVERSE HEREOF

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 consideration for this conveyance is \$ 47,000.00 (Here comply with the requirements of ORS 93.030)Dated this 16 day of March 1994Kenneth D. Morrison
KENNETH D. MORRISON, Co-TrusteeRuth C. Morrison
RUTH C. MORRISON, Co-Trustee

STATE OF OREGON

County of Deschutes } ss.BE IT REMEMBERED, That on this 16th day of March, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KENNETH D. MORRISON and RUTH C. MORRISON, Co-Trustees of the MORRISON FAMILY TRUST, utd 11/20/91known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

OFFICIAL SEAL
LISA A. TRACY
NOTARY PUBLIC - OREGON
COMMISSION NO. 030270
MY COMMISSION EXPIRES DEC. 12, 1997Lisa A. Tracy
Notary Public for Oregon.
My Commission expires December 12, 1997

Title Order No. _____

Escrow No. 9440063

After recording return to:

SCOTT WIGGERS

P O BOX 2061

LA PINE, OR 97739

Name, Address, Zip

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

SCOTT WIGGERS

P O BOX 2061

LA PINE, OR 97739

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

1. Reservations and restrictions in deed from Shevlin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951, in Volume 246 page 165, Deed records to 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 may be, in addition to those hereinabove specifically set out created by instruments or proceedings 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."
2. Reservations and restrictions in the dedication and shown on the plat of Third Addition to River Pine Estates, as follows: "...said plat being subject to building setback lines, irrigation easements, road easement, and street reservation strip as shown on annexed map."
3. Easement for power line, including the terms and provisions thereof, given by Betty Ahern to Midstate Electric Cooperative, Inc., dated June 5, 1973 recorded June 5, 1973, in Volume M73 page 6939, Deed records of Klamath County, Oregon.
4. Building and Use Restrictions, including the terms and provisions thereof, recorded June 5, 1973, in Volume M73 page 6940, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 17th day
of March A.D., 19 94 at 1:43 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 8188

FEE \$35.00

Evelyn Biehn County Clerk

By Couline M. M. M. M.