78524 94 04 29 P.O.D. Vol. M94 Page 9861

KEY, TITLE NO. 32432
ESCROW NO. 27-21340
MAIL ACCT. NO. 132617
MAP #2305 02480 03800

After recording, return to grantee herein
Until a change is requested, send all tax statements to grantee herein

GRANTEE'S NAME AND ADDRESS

ROY A ADAMS
PO BOX 768
Gilchrist, OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MICHAEL JAMES CAPRI, Grantor,

conveys and warrants to

ROY A ADAMS and DOLORES J ADAMS, husband and wife, Grantee,

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

LOT 3 in BLOCK 12 of 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.

SUBJECT TO:

1. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
2. Subject to a minimum 20 foot building setback line from East lot line.
3. Right of Way Easement, subject to the terms and provisions thereof, recorded January 2, 1952 in volume 258, page 425, Deed Records of Klamath County, Oregon.
4. Building and use restrictions recorded May 5, 1967 in volume M67, page 3386, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument recorded May 22, 1967 in volume M67, page 3803, Microfilm Records of Klamath County, Oregon.

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.

The true consideration for this conveyance is $5,500.00 . 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.

Dated this 29th day of March, 1994.

GRANTOR(S):

MICHAEL JAMES CAPRI

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on March 29th, 1994, by MICHAEL JAMES CAPRI.

Notary Public for Oregon

My commission expires: 4-25-97

OFFICIAL SEAL
ESTHER JORGENSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 024014
MY COMMISSION EXPIRES APR. 25, 1997

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co. the 4th day of April A.D., 19 94 at 3:29 o'clock P. M., and duly recorded in Vol. M94, of Deeds on Page 9861

Evelyn Biehn, County Clerk

By Connie Mullendore

FEE $ 20.00

1. Reservations are contained in dedication and on the plat of Elgal Addition to Player Plan Estates.

2. Subject to a minimum 20 foot building setback line from east lot line.

3. Slope of way easement subject to the terms and provisions thereof recorded January 7, 1952 in volume 258, page 152, Deed Records of Klamath County, Oregon.

4. Existing and use restrictions recorded May 8, 1947 in volume M47, page 3891, Microfilm Records of Klamath County, Oregon.

5. An easement created by instrument recorded May 22, 1947 in volume M47, page 4891, Microfilm Records of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT REMAIN VALID UNLESS RECORDED IN THE PUBLIC RECORDS OF KLAMATH COUNTY, OREGON. BEFORE RELYING ON IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE RELYING ON 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 THAT THE INTENDED USE OF LAWFUL PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is $58,500.00. (Here comply by the (indicate which) consideration" it signator is a corporation, this has been signed by authority of the Board of Directors.

Dated this 27th day of April, 19 94

GRANTOR(S):

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on by

as

Notary Public for Oregon

My commission expires: