

MA 78768

MTC 32247
WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1794 Page 10375

B.
JAY B. BREAU AND ROCHELLE D. BREAU
conveys and warrants to MELVIN D. ANDREWS AND CAROL A. ANDREWS, husband and wife

Grantor,
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 8 in Block 8, of Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH 1973 MOBILE HOME, LICENSE NUMBER X-092779
TAX ACCT. NO. 2607-001A0-02700

(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 \$21,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of April, 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.

JAY B. BREAU

ROCHELLE D. BREAU

STATE OF OREGON, County of

This instrument was acknowledged before me on April 4, 1994,
by JAY B. BREAU ROCHELLE D. BREAU



OFFICIAL SEAL
ELAINE L. FULLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 028583
MY COMMISSION EXPIRES NOV. 16, 1997

Notary Public for Oregon

My commission expires 11-16-97

WARRANTY DEED

JAY B. BREAU

GRANTOR

MELVIN D. ANDREWS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

MELVIN D. ANDREWS

CAROL A. ANDREWS

35248 STUTZMAN DR

ALBANY, OR 97321

NAME, ADDRESS, ZIP

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

MELVIN D. ANDREWS

35248 STUTZMAN DR

ALBANY, OR 97321

S13037KM

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

SS.

I certify that the within instrument was received for record on the day of 1994, at o'clock M., and recorded in book/reel/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

SPACE RESERVED
FOR
RECORDER'S USE

1. Subject to approximate sanitary setback line as shown on dedicated plat.
2. a 25 foot building setback line as shown on dedicated plat.
3. Restrictions as contained in plat dedication, to wit:

"(1) Building setback lines as shown on the annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line on each side of Little Deschutes River and Hemlock Creek; (8) Access to Two Rivers Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."

4. 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 the registration as provided therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 7th day
of April A.D., 19 94 at 3:08 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 10375.

FEE \$35.00

Evelyn Biehn County Clerk
By Rennette Mueller