

80400

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

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KEY TITLE NO. 32475  
ESCROW NO. 27-21059  
TAX ACCT. NO.  
MAP #

GRANTEE'S NAME AND ADDRESS:

MICHAEL R REESE  
PO BOX 28  
ELMIRA, OR 97437

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

GORDON H. CROSE, MIONE D. CROSE AND PAUL H. CROSE Grantor,  
conveys and warrants to:

MICHAEL R REESE, Grantee,

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

PARCEL 1:

LOTS 1 AND 3 IN BLOCK 9 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.

PARCEL 2:

LOT 5 IN BLOCK 9 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. SUBJECT TO A 20 FOOT BUILDING SETBACK FROM KAREN DRIVE AS SHOWN ON  
DEDICATED PLAT.
2. RIGHT OF WAY TRANSMISSION LINES SUBJECT TO THE TERMS AND PROVISIONS  
THEREOF DATED AUGUST 15, 1952 AND RECORDED JANUARY 2, 1953 IN VOLUME  
258, PAGE 425, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. BUILDING AND USE RESTRICTIONS FOR FIRST ADDITION TO RIVER PINE  
ESTATES RECORDED MAY 5, 1967 IN VOLUME M67, PAGE 3386, DEED RECORDS  
OF KLAMATH COUNTY, OREGON.
4. RIGHT OF WAY EASEMENT SUBJECT TO THE TERMS AND PROVISIONS THEREOF  
DATED MAY 11, 1967 AND RECORDED MAY 22, 1967 IN VOLUME M67, PAGE  
3803, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. ANY IMPROVEMENT LOCATED UPON THE INSURED PROPERTY WHICH IS DESCRIBED  
OR DEFINED AS A MOBILE HOME UNDER THE PROVISIONS OF CHAPTERS 803 AND  
820, REVISED STATUTES, AND IS SUBJECT TO REGISTRATION AS PROVIDED  
THEREIN.

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 \$55,000.00 . 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.

Dated this 28TH day of APRIL, 1994;

GRANTOR(S):

Gordon H. Crose  
GORDON H CROSE

Mione D. Crose  
MIONE D CROSE

13983

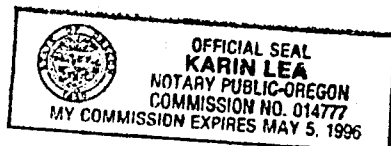
Paul H. Crose by Gordon H. Crose P.O.A.  
 PAUL H CROSE by Gordon H. Crose, Attorney in Fact

STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on APRIL 28, 1994,  
 by GORDON H CROSE, MIONE D CROSE and ~~PAUL H. CROSE~~ Gordon H. Crose as Attorney in  
Fact for, Paul H. Crose

Karin Lea  
 Notary Public for Oregon

My commission expires: 05/05/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
 of May A.D., 19 94 at 3:37 o'clock P M., and duly recorded in Vol. M94,  
 of Deeds on Page 13982.

FEE \$35.00

Evelyn Biehn - County Clerk

By Carlene Mullendore