

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

KEY TITLE NO. 32130
ESCROW NO. 27-21139
TAX ACCT. NO. 134045
MAP #2309-025A0-06100

GRANTEE'S NAME AND ADDRESS:

DENNIS G ECCEL, SR.
HC 32 Box 160
Gilchrist OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MICHAEL P. MULLIKIN and CAROL M. MULLIKIN Grantor,

conveys and warrants to:

DENNIS G ECCEL, SR. and TERRENE OHLER, or the survivor thereof, Grantee,

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

Lots 5 and 6 in Block 5 of JACKPINE VILLAGE, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO:

1. Rights of Way, subject to the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85, Page 65 and Deed Volume 85, page 66, all Deed Records of Klamath County, Oregon, over the W1/2 SE1/4, SE1/4 SW1/4 of Section 24, NE1/4 NW1/4 of Section 25 and SE1/4 NE1/4, W1/2 NE1/4, SE1/4 NW1/4 of Section 25 for transmission and distribution of electricity.
2. Subject to a 20 foot building setback from all street sides as shown on dedicated plat.
3. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 19, 1969 Recorded: May 22, 1969 Volume: M69, page 3857, Microfilm Records of Klamath County, Oregon. In favor of: Midstate Electric Cooperative, Inc. For: Construction and operation of electric distribution line over said addition.
4. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 19, 1969 Recorded: May 27, 1969 Volume: M69, page 3955, Microfilm Records of Klamath County, Oregon. In favor of: Midstate Electric Cooperative, Inc. For: Construction and distribution line over said addition.
5. 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 May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.
6. 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 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 \$37,500.00 . 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

14304

signed by authority of the Board of Directors.

Dated this 3rd day of May, 1994;

GRANTOR(S):

Michael P. Mullikin

MICHAEL P. MULLIKIN

by Carol M. Mullikin attorney-in-fact.Carol M. Mullikin

CAROL M. MULLIKIN

STATE OF OREGON, County of DESCHUTES ss.This instrument was acknowledged before me on _____, 19____,
by ~~Michael P. Mullikin and Carol M. Mullikin~~ PERSONALLY AND AS ATTORNEY
IN FACT FOR MICHAEL P. MULLIKINKarin Lea
Notary Public for OregonMy commission expires: 05/05/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 5th day
of May A.D., 19 94 at 3:37 o'clock P. M., and duly recorded in Vol. M94,
of Deeds on Page 14303.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene Millenore