

82522

06-09-94 P01:42 RCVD

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

KEY TITLE NO. 32738
ESCROW NO. 27-21355
TAX ACCT. NO. 139889
MAP #2310-036B0-00400

GRANTEE'S NAME AND ADDRESS:

RICHARD LYLE DAVIS

c/o R Everly

P O Box 840, LaPine OR 97739

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DELORAS A. NORRIS Grantor,

conveys and warrants to:

RICHARD LYLE DAVIS, an individual, Grantee,

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

LOT 22 IN BLOCK 1 OF TRACT NO. 1060, SUN FOREST ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART 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 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 \$3,500.00. 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 2 day of June, 1994;

GRANTOR(S):

Deloras A. Norris
DELORAS A. NORRIS

WASHINGTON
STATE OF ~~Oregon~~, County of King) ss.

This instrument was acknowledged before me on 6/2/94, 1994.
by DELORAS A. NORRIS

Debbie L. Charbonneau
Notary Public for Washington

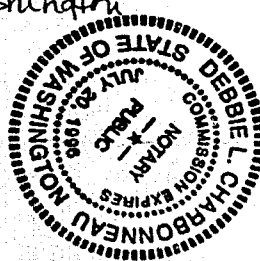
My commission expires: 7/20/96

EXHIBIT "A"

1. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structure placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

2. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day
of June A.D., 19 94 at 1:42 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 15158.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelendorp