

83036

06-20-94P02:06 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 94 Page 19263

BRENDA BILLINGS AND RAOUL LOPEZ

Grantor,

conveys and warrants to TERRY RANSTAD AND CAROL RANSTAD, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 4 in Block 5 of JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309-025A0-06200

(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 \$ 4,500.00 (Here comply with the requirements of ORS 93.030)

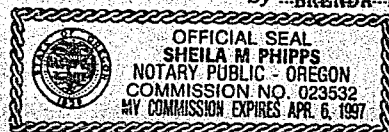
Dated this 10th day of June, 1994

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.

STATE OF OREGON, County of

This instrument was acknowledged before me on June 10, 1994,

by BRENDA BILLINGS-RAOUL LOPEZ



WARRANTY DEED

BRENDA BILLINGS

GRANTOR

TERRY RANSTAD

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

TERRY RANSTAD

CAROL RANSTAD

20481 AHHA

BEND, OR 97702

NAME, ADDRESS, ZIP

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

TERRY RANSTAD

20481 AHHA

BEND, OR 97702

S19367KH

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

SS.

I certify that the within instrument was received for record on the day of 19, 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

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. 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

3. 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 lines over said addition

4. 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.

5. A 20 foot building setback as shown on the dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title co the 20th day
of June A.D., 19 94 at 2:06 o'clock PM., and duly recorded in Vol. M94,
of Deeds on Page 19263.

FFF \$35.00

Evelyn Biehn - County Clerk

By Orville H. Mullins pro.