

83899 07-07-94A11:25 RCVD MTC 33299 Vol. m94 Page 21012
WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

JOHN O. GRAFF

conveys and warrants to RUSSELL W. CRANE, Grantor,except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 20 in Block 6 of SECOND ADDITION TO CRES-DEL ACRES, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon

TAX #2407-00780-08600

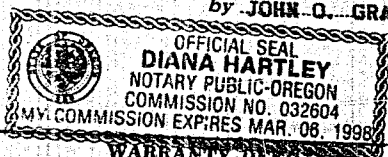
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 8,000.00 (Here comply with the requirements of ORS 93.030)Dated this 1 day of July, 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.

X John O. Graff
JOHN O. GRAFFSTATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on

by JOHN O. GRAFF, July 1, 1994Diana Hartley
Notary Public for Oregon
My commission expires 3-6-98

WARRANTY DEED

JOHN O. GRAFF

GRANTOR

RUSSELL W. CRANE

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RUSSELL W. CRANE

473 U STREET

SPRINGFIELD, OR 97477

NAME, ADDRESS, ZIP

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

RUSSELL W. CRANE

473 U STREET

SPRINGFIELD, OR 97477

513423TL

NAME, ADDRESS, ZIP

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

SPACE RESERVED

F31

RECORDS USE

1. Reservations as contained in plat dedication, to wit:
 "(1) A 16 foot easement along the river and centered on lot lines between Lots 1 and 8 and Lots 12 and 13 of Block 3 to provide access to river; (2) A 50 foot easement along Easterly side of all lots abutting on Oregon Highway No. 58 to provide for construction of future road; (3) A 16 foot utility easement along side of lots abutting on Karen Way and centered on all lines between lots; (4) Additional Restrictions as provided in protective covenants."

2. Reservations, conditions and restrictions, subject to the terms and provisions thereof, dated June 30, 1964 and recorded July 15, 1971, page 7411, Microfilm Records of Klamath County, Oregon, from Edgar E. Colburn and Barbara A. Colburn and Ward Bettis and Flossie Bettis to John O. Graff, as follows:
 (1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats. Three horses per lot maximum. (2) Buildings shall be constructed in a workmanlike manner and comply with state building codes. (3) Any trailer used as a permanent residence shall have a retail value of \$1,500.00 or more when installed. (4) Businesses shall be restricted to lots having highway frontage only. (5) All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times. (6) No tents shall be used as dwellings on property."

3. 1994-95 TAXES; a lien not due and payable.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of Mountain Title Co
 of July A.E., 19 94 at 11:25 o'clock A.M., and duly recorded in Vol. M94
 of Deeds on Page 21012

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Henderson