

84383

07-15-94P03:30 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

A/C 41924 Volm 94 Page 21885

DONALD E. KUBISTA AND ETHEL M. KUBISTA

Grantor,
conveys and warrants to RICHARD J. HILLMAN AND KATHY D. HILLMAN, husband and wifeGrantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lots 1 and 20, Block 13, SUN FOREST ESTATES, TRACT 1060, in the County of Klamath, State
of Oregon.

TAX ACCT. NO. 2310-3610 11800 & 13700

(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 \$ 9,500.00. (Here comply with the requirements of ORS 93.030)

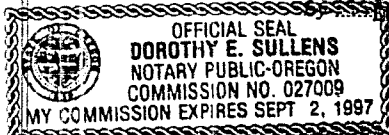
Dated this 5th day of July, 1994

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.

STATE OF OREGON, County of Jefferson) ss.

This instrument was acknowledged before me on July 5, 1994.

DONALD E. KUBISTA ETHEL M. KUBISTA



Notary Public for Oregon

My commission expires 9-2-97

WARRANTY DEED

DONALD E. KUBISTA

GRANTOR

RICK HILLMAN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RICK HILLMAN

52580 DRAFTER RD

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

RICK HILLMAN

52580 DRAFTER RD

LAPINE, OR 97739

S13455KM

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

1. This property lies within and is subject to the levies and assessments of the Fire Patrol District.

2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Tract 1060, Sun Forest Estates.

3. This property lies within and is subject to the levies and assessments of the Sun Forest Estates Road District.

4. Reservations and Restrictions in Deed:

Recorded: October 25, 1966

Book: M-66

Page: 11271

Fee No.: 10041

As follows: "...reserving all mineral rights to be held jointly, 3/4 by Delbert Hale and 1/4 by E. Carlyle Smith."

5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: September 19, 1972

Book: M-82

Page: 10585

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Sun Forest Estates Owners Association.

6. Articles of Incorporation of Sun Forest Estates Property Owners Association, including the terms and provisions thereof:

Recorded: September 18, 1972

Book: M-72

Page: 10581

7. The effect, if any, of Memorandum of Contract for Line Extension:

Between: Midstate Electric Cooperative, Inc.

And: Robert Everly

Recorded: June 29, 1989

Book: M-89

Page: 11710

Fee No.: 2060

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day
of July A.D., 19 94 at 3:30 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 21885

Evelyn Biehn - County Clerk

By Quinn Mulendore

FEE \$ 35.00

RECORDED
INDEXED
JUL 20 1994
CLERK'S OFFICE
CLAMATH COUNTY