

84405

07-15-94P03:39 ICVD

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

KEY TITLE NO. 33390
ESCROW NO. 27-21886
TAX ACCT. NO. 130352
MAP #

GRANTEE'S NAME AND ADDRESS:

ROBERT R CARRELL

HC 32 BOX 325
GILCHRIST OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

GRADY D MARTIN and DEBBRAH C MARTIN Grantor,

conveys and warrants to:

ROBERT R CARRELL and BLANCHE M CARRELL, as tenants by the entirety, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO:

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 \$11,000.00. 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 13 day of July, 1994.

GRANTOR(S):

Grady D. Martin
GRADY D MARTIN

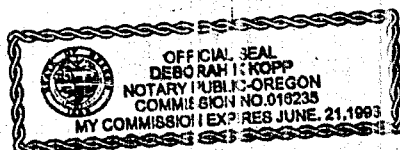
Deborah C Martin
DEBBRAH C MARTIN

STATE OF OREGON, County of LANE ss.

This instrument was acknowledged before me on July 13, 1994.
by GRADY D MARTIN and DEBBRAH C MARTIN

Deborah C. Martin
Notary Public for Oregon

My commission expires: 6-21-96



LOT 19, BLOCK 17, SECOND ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. A. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

B. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. A. EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY ANY PUBLIC RECORDS.

B. ANY FACTS, RIGHT, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION HEREOF.

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. A. UNPATENTED MINING CLAIMS.

B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

C. WATER RIGHTS, CLAIMS OR TITLE TO WATER:

WHETHER OR NOT THE MATTERS EXCEPTED UNDER A, B, OR C ARE SHOWN BY PUBLIC RECORD.

5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE TO HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

6. TAXES FOR THE FISCAL YEAR 1994-1995, A LIEN IN AN AMOUNT TO BE DETERMINED, BUT NOT YET PAYABLE.

7. RESERVATIONS AS CONTAINED IN DEED RECORDED MARCH 28, 1951 IN VOLUME 246, PAGE 165, DEED RECORDS OF KLAMATH COUNTY, OREGON, AS FOLLOWS:

"...SUBJECT TO ANY AND ALL RAILROAD RIGHTS OF WAY, AND EASEMENTS FOR PUBLIC AND PRIVATE ROADS AND HIGHWAYS, LOGGING ROAD, TELEPHONE, TELEGRAPH AND POWER LINES, IF ANY THERE BE, IN ADDITION TO THOSE HEREINABOVE SPECIFICALLY SET-OUT, CREATED BY INSTRUMENTS OR PROCEEDINGS SHOWN BY THE PUBLIC RECORDS OF KLAMATH COUNTY, OREGON OR EVIDENCED BY ACTUAL OCCUPANCY OR USE; AND IS ALSO MADE SUBJECT TO ANY AND ALL EXCEPTIONS AND RESERVATIONS CONTAINED IN ANY PATENT TO AND OF SAID LANDS FROM THE UNITED STATES OF AMERICA."

8. RIGHT OF WAY EASEMENT DATED JUNE 23, 1972 AND RECORDED JUNE 26, 1972 IN M72, PAGE 6813, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IMPOSED BY INSTRUMENT, RECORDED IN VOLUME M72, PAGE 6815, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

10. RESERVATIONS AND RESTRICTIONS AS CONTAINED IN PLAT DEDICATION, TO WIT: "SAID PLAT BEING SUBJECT TO BUILDING SETBACK LINES AND STREET RESERVATION STRIP AS SHOWN ON ANNEXED PLAT."

11. A 25 FOOT BUILDING SETBACK LINE ALONG FRONT OF LOTS AS SHOWN ON DEDICATED PLAT.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 15 day
of July A.D., 19 94 at 3:39 o'clock P M., and duly recorded in Vol. M94,
of Deed on Page 21944.
EVELYN BIEHN County Clerk
By [Signature]

FEE 35.00