

84964

07-28-94A10:56 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m94 Page 23111



WALTER E. HOWE and BETTY J. HOWE, also known as BETTY JANE HOWE, husband and wife, Grantor, conveys and warrants to CHARLES D. FRANCE and MARILYN L. FRANCE, husband and wife, as to an undivided 1/3 interest; DONALD D. HOWE and NANCY L. HOWE, husband and wife, as to an undivided 1/3 interest; *see below, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being vacated Lots 1, 2 and 3 of Block 17, CRESCENT ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Fifth Street which inured thereto.

*and STELLA L. LARSON, as to an undivided 1/3 interest

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except SEE THE REVERSE SIDE

The true consideration for this conveyance is \$ 25,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 23rd 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.

WALTER E. HOWE

BETTY J. HOWE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 23, 1994, by Walter E. & Betty J. Howe



NOTARIAL SEAL for Oregon
DOROTHY DEPUÉ
NOTARY PUBLIC - OREGON
COMMISSION NO. 018348
MY COMMISSION EXPIRES OCT. 24, 1996

WARRANTY DEED

WALTER E. HOWE

GRANTOR

CHARLES D. FRANCE

GRANTEE

6927 FALCON DRIVE

PENSACOLA, FLORIDA 32526

GRANTEE'S ADDRESS, ZIP

After recording return to:

CHARLES D. FRANCE

6927 FALCON DRIVE

PENSACOLA, FLORIDA 32526

NAME, ADDRESS, ZIP

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

CHARLES D. FRANCE

6927 FALCON DRIVE

PENSACOLA, FLORIDA 32526

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of }

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. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.

Account No: 2409-030AC-03500

Key No: 153112

Code No: 103

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Crescent Water District.

3. An easement created by instrument, subject to the terms and provisions thereof,

Dated: August 28, 1975

Recorded: January 17, 1975

Volume: M75, page 537, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 28th day
of July A.D. 1994 at 10:56 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 23111

FEE \$35.00

Evelyn Biehn

County Clerk

By

C. M. Melendore