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07-28-94P03:25

RCV WARRANTY DEED (INDIVIDUAL)

Vol. m94 Page 23164William D. Keefe

, hereinafter called grantor, convey(s) to

Daniel L. Welshall that real property situated in the County
of Klamath, State of Oregon, described as:Lot 28 in Block 1 of Tract No. 1074, LEISURE WOODS, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

**now of record. Reservations as contained in plat dedication, to wit:

"Subject to: A 25 foot sideyard building setback; A 50 foot front line
building setback, and a 25 foot rear setback; Building and Land use
Restrictions as filed and recorded in Klamath County Recorder's Records;
and easements and rights of way shown on sheets one through three of the
Official Plat of Leisure Woods, Tract No. 1074 County of Klamath, Oregon.
No sanitary facilities, (septic tank and drainfield) can be located on
slopes in excess of 20 percent."

Covenants, conditions and restrictions recorded in Volume M73 page 4975 and amendment recorded
in Volume M75 page 15196. Subject to a 20 foot public utility easement along the North and
East lot lines. Covenants, conditions and restrictions recorded January 2, 1990, in
Volume M90 page 30. First amendment to covenants, conditions and restrictions recorded
November 10, 1992, in Volume M92 page 26591.

Tax Acct: 2407-007A0-01600

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except any liens
or encumbrances suffered or permitted by the grantee herein subsequent to June 9, 1994.

Any covenants, conditions, restrictions and rights, rights of way, easements and reservations**
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 10,000.00.*Dated this 27th day of July, 19 94.

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 Dept. to verify the
approved use and to determine any limits on lawsuits
against farm or forest practices as defined in ORS 30.020.

STATE OF OREGON, County of Benton) ss.July 27th, 19 94

William D. Keefe personally appeared the above named
instrument to be His voluntary act and deed.



Before me:

Beth Pollard

Notary Public for Oregon

My commission expires: May 18, 1998

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

William D. Keefe

TO

Daniel L. Welsh

After Recording Return to:

American Pacific Title & Escrow Co.
Escrow #18392B
525 NW Second Street
Corvallis, OR 97330

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 28th day of July, 19 94
at 3:25 o'clock PM and recorded in book M94
on page 23164 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Rauline Mullendore Deputy

Fee \$30.00