

85968 08-15-94P02:05 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

MTC 33658 Volm94 Page 25204

RANDY N. BREWER

_____, Grantor,
conveys and warrants to ALAN D. CLENDENIN and MARY J. CLENDENIN, Husband and Wife_____, Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 10, Block 10, SUN FOREST ESTATES, Tract No. 1060, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon

TAX #2310-036CD-05800 Key #141769

(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 \$ 3,450.00 (Here comply with the requirements of ORS 93.030)Dated this 11th day of August, 1994THIS 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 Randy N. Brewer
RANDY N. BREWERSTATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on 8/11, 1994.by RANDY N. BREWEROFFICIAL SEAL
TRUSTY LARGE
NOTARY PUBLIC-OREGON
COMMISSION NO. 012737
MY COMMISSION EXPIRES JAN. 26, 1996Trudy Large
Notary Public for OregonMy commission expires 1-26-96

WARRANTY DEED

GRANTOR
RANDY N. BREWER

GRANTOR

GRANTEE
ALAN D. CLENDENIN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ALAN D. CLENDENIN

MARY J. CLENDENIN

P. O. BOX 2092

LA. PINE, OR 97739

NAME, ADDRESS, ZIP

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

ALAN D. CLENDENIN

P. O. BOX 2092

LA. PINE, OR 97739

S13601TL

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. Taxes for the fiscal year 1994-95, a lien not yet due and payable.
 Account No: 2310-03600-05800 Key No: 141769 Code No: 248

2. Restrictions as contained in plat dedication, to wit:

*Subject to: A 25 foot building setback line along the front of all lots and a 20 feet building setback line along side street lines; a 15 foot building setback line along side street lines to provide ingress and egress for construction and maintenance of said utilities, any plantings or structures placed thereon by the lot owners to be his own risk; the Bonneville Power Administration Transmission line, as shown on recorded in Deed volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

3. An easement created by instrument, subject to the terms and provisions thereof, recorded October 9, 1951 in Volume 250, page 282, Deed Records of Klamath County, Oregon.

In favor of: United States of America
 For: Transmission line
 (Blanket easement)

4. Articles of association imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

5. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon

6. Right of Way Easement, subject to the terms and provisions thereof;
 Dated: March 8, 1982

Recorded: August 23, 1982

Volume: M82, page 10893, Microfilm Records of Klamath County, Oregon

In Favor of: Midstate Electric Cooperative, Inc.

For: Electric transmission line maintenance

Affects: Lot 10, Block 10, Sun Forest Estates, Tract No. 1060

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day
 of Aug A.D., 19 94 at 2:05 o'clock P M., and duly recorded in Vol. M94
 of Deeds on Page 25204

Evelyn Biehn - County Clerk

By Pauline M. Mullen

FEE \$35.00