

87453

09-07-94A10:18 RCVD

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

KEY TITLE NO. 33526  
ESCROW NO. 27-21942  
TAX ACCT. NO. 133714 & 65805  
MAP #

GRANTEE'S NAME AND ADDRESS:

CLYDE HENDERSON JR.

P O BOX 347

GILCHRIST, OR. 97737

*mtc 33526*  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

CHRIS RAMSEY Grantor,

conveys and warrants to:

CLYDE HENDERSON JR. and CAROLAN HENDERSON, husband and wife, 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: SEE ATTACHED EXHIBIT A

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 \$39,100.00. 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 2ND day of SEPTEMBER ~~AUGUST~~, 1994.

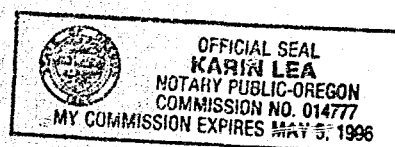
GRANTOR(S):

*Chris Ramsey*  
CHRIS RAMSEY

STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on SEPT 2, 1994,  
by CHRIS RAMSEY

*Karin Lea*  
Notary Public for Oregon

My commission expires: 05/05/96

LOT 13 IN BLOCK 9 OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## SUBJECT TO:

1. TAXES FOR THE FISCAL YEAR 1994-95, A LIEN NOT YET DUE AND PAYABLE.
2. RIGHTS OF WAY IN DEED VOLUME 85, PAGE 65 AND DEED VOLUME 85, PAGE 66 ALL DEED RECORDS OF KLAMATH COUNTY, OREGON, OVER THE W1/2 SE1/4, SE 1/4 SW1/4 OF SECTION 24, NE1/4 NW1/4 OF SECTION 25 AND SE1/4 NE1/4, SE1/4 NW1/4 OF SECTION 25 FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY.
3. A 20 FOOT BUILDING SETBACK AS SHOWN ON DEDICATED PLAT.
4. SUBJECT TO PACIFIC TELEPHONE AND TELEGRAPH EASEMENT ALONG REAR LOT LINE AS SHOWN ON DEDICATED PLAT.
5. AN EASEMENT CREATED BY INSTRUMENT RECORDED MAY 22, 1969 IN VOLUME M69, PAG 3857, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
6. COVENANTS, CONDITIONS AND RESTRICTIONS, IMPOSED BY INSTRUMENT, RECORDED MAY 23, 1969 IN VOLUME M69, PAGE 3870, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
7. AN EASEMENT CREATED BY INSTRUMENT RECORDED MAY 27, 1969 IN VOLUME M69, PAGE 3955, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
8. AN EASEMENT CREATED BY INSTRUMENT RECORDED JANUARY 22, 1973 IN VOLUME M73, PAGE 763, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 7th day  
of Sept A.D., 19 94 at 10:18 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 27965.

FEE \$35.00

Evelyn Biehn

County Clerk

By Dorinda M. Henderson