

87765

09-09-94P01:45 RCVD

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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. 33713  
ESCROW NO. 27-22064  
TAX ACCT. NO. 163094  
MAP #2607-001A0-04000

GRANTEE'S NAME AND ADDRESS:

MICHAEL G. WELLING  
37326 PARSON CREEK

~~EUGENE, OR 97438~~  
SPRINGFIELD OR 97478

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

FRANCES E. WATERHOUSE, who acquired title as FRANCIS E. WATERHOUSE Grantor,  
conveys and warrants to:

MICHAEL G. WELLING and M. JANELLE WELLING, husband and wife, Grantee,  
the following described real property free of encumbrances except as  
specifically set forth herein:

Lot 20, Block 7, Tract 1042, TWO RIVERS NORTH, according to the official  
plat thereof n 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.  
Account No.: 2607-001A0-04000 Key No.: 163094  
Code: 253
2. Rights of the public and of governmental bodies in and to that portion  
of the premises herein described lying below the high water mark of  
the Little Deschutes River.
3. A 25 foot building setback from street as shown on dedicated plat.
4. Restrictions as contained in plat dedication.
5. Reservations and restrictions as contained in Warranty Deed recorded  
April 8th 1994 in Volume M94, page 10539, Microfilm Records of  
Klamath County, Oregon.

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 \$11,700.00 . 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 26TH day of AUGUST, 1994.

GRANTOR(S):

X Frances E. Waterhouse  
FRANCES E. WATERHOUSE who acquired title as FRANCIS E. WATERHOUSE

STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on 08/26, 1994,  
by FRANCES E. WATERHOUSE

Karin Lea  
Notary Public for Oregon

My commission expires: 05/05/96  
STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title co

on this 9th day of Sept A.D., 19 94  
at 1:45 o'clock P M. and duly recorded  
in Vol. M94 of Deeds Page 28470  
Evelyn Biehn County Clerk  
By Debra M. Mendenhall

Fee, \$30.00

Deputy.

