



09-23-94 F03:28 RCVD

Vol. 1994 Page 30071

K-47153
STATUTORY WARRANTY DEED

ALAN G. MARSHALL and SHIRLEY M. MARSHALL, husband and wife

conveys and warrants to KEITH RIEGER and BARBARA RIEGER, husband and wife, with the right of survivorship, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
The E1/2S1/2S1/2SE1/4SE1/4 of Section 8, Township 25 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon.

Tax Account No. 2508-00800-03500

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH HEREIN

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.

The true consideration for this conveyance is \$ 13,000.00 (Here comply with the requirements of ORS 93.030)Dated this 12 day of SEPT, 19 94Alan G. Marshall
ALAN G. MARSHALLShirley M. Marshall
SHIRLEY M. MARSHALLSTATE OF OREGON
County of Lane } ss.

BE IT REMEMBERED, That on this 12th day of Sept, 19 94, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ALAN G. MARSHALL and SHIRLEY M. MARSHALL

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

B. Gail Rogers
My Commission expires 2-23-97 Notary Public for Oregon.Title Order No. _____
Escrow No. 9440275

After recording return to:

KEITH RIEGERP O BOX 805GILCHRIST OR 97737

Name, Address, Zip

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

KEITH RIEGERP O BOX 805GILCHRIST OR 97737

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1994-95 are now a lien but not yet payable.
2. Reservation of all the fissionable materials and mineral, oil and gas rights, including the terms and provisions thereof, contained in Warranty Deed from Klamath Lumber & Box Company, Inc. to Bernard Grossman, dated May 26, 1965, recorded June 14, 1965 in Volume 362 page 280, Deed records of Klamath County, Oregon.
3. Roadway easement, including the terms and provisions thereof, as contained in Warranty Deed from John M. Schoonover etux, to Basil B. Adams etux, dated July 5, 1978, recorded July 6, 1978 in Volume M78 page 14481, Deed records of Klamath County, Oregon, as follows: "Subject to a fifteen foot (15 ft.) wide easement adjacent to and along entire Western boundary for mutual roadway and all other roadway purposes."
4. Easement, including the terms and provisions thereof, in favor of Midstate Electric Cooperative, Inc., a cooperative corporation, dated October 24, 1978, recorded October 31, 1978 in Volume M78 page 24504, Deed records of Klamath County, Oregon, for electric transmission line.
5. Easement, including the terms and provisions thereof, in favor of Pacific Northwest Bell Telephone Company, a Washington Corporation, dated November 9, 1990, recorded February 15, 1991 in Volume M91 page 2844, Deed records of Klamath County, Oregon, for underground communication lines and above ground cabinets.
6. Klamath County Assessor's Office discloses existing roads to property in question, however, neither Klamath County Title Company nor First American Title will insure any right of access to and from the herein described premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 23rd day
 of Sept A.D. 19 94 at 3:28 o'clock P. M., and duly recorded in Vol. M94,
 of Deeds on Page 30071.

Evelyn Biehn, County Clerk

By Dorlene Mulendore

FEE \$35.00