

NA  
8944310-11-94A10:49 RCVD MTC 33944 Volm 94 Page 31701WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

EDWARD D. BUSHMAN and BEVERLY J. BUSHMAN, as tenants in common

Grantor,

conveys and warrants to WILLIAM PATRICK MADDEN

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:  
The S1/2 of the E1/2 of the W1/2 of the SE1/4 of the NE1/4 of Section 10, Township 25  
South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

TAX #2508-010000-01300 Key #160499

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except: THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$9,000.00 (Here comply with the requirements of ORS 93.030)

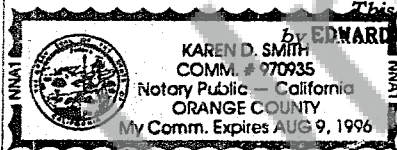
Dated this 26<sup>th</sup> day of September, 1994

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.

EDWARD D. BUSHMAN

BEVERLY J. BUSHMAN

STATE OF OREGON, County of Orange

This instrument was acknowledged before me on 26<sup>th</sup> of September, 1994, by EDWARD D. BUSHMAN BEVERLY J. BUSHMANNotary Public for OREGON CALIFORNIA  
My commission expires Aug. 9, 1996

## WARRANTY DEED

EDWARD D. BUSHMAN

GRANTOR

WILLIAM PATRICK MADDEN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WILLIAM PATRICK MADDEN

3 MEADOW BEAUTY COURT

THE WOODLANDS, TX 77381

NAME, ADDRESS, ZIP

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

WILLIAM PATRICK MADDEN

3 MEADOW BEAUTY COURT

THE WOODLANDS, TX 77381

S13739TL

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

SS.

I certify that the within instrument 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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

10518

31702

1. 1994/95 Taxes, a lien not yet due and payable.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, road or highways.

3. Covenants, reservations, restrictions and easements, if any as contained in the plat dedication of the hereinabove stated addition.

4. Easements as evidenced by Warranty Deed, subject to the terms and provisions thereof;

Dated: October 19, 1970

Recorded: October 22, 1985

Volume: M85, page 17149, Microfilm Records of Klamath County, Oregon

Grantor: John M. Schoonover and Arba F. Schoonover

Grantee: Edward D. Bushman and Beverly J. Bushman

To wit: "Subject to a 15 foot wide easement along entire South boundary and a 10 feet wide easement along West and North boundary as recorded on subdivision map for mutual roadway purposes."

5. For informational purposes, attention is directed to the fact that the property does not appear to abut a public road or highway. Our report does not include a search for any right of way or easement over adjoining or adjacent property to any such public road or highway.

6. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day of Oct A.D., 19 94 at 10:49 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 31701.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Miller