

NA 88634

MTC 34043

Vol. 1994 Page 32076

10-14-94A09:04 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

IRENE DEADRICH who acquired title as IRENE E. MIZER

conveys and warrants to WES JONES

Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

Lot 8, Block 11, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2310-03600-08800

(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 \$ 4,200.00. (Here comply with the requirements of ORS 93.030)

Dated this 7th day of October, 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.

STATE OF OREGON, County of Alameda, ss.

This instrument was acknowledged before me on Oct. 7, 1994

by IRENE DEADRICH

SEE ATTACHMENT

Notary Public for Oregon California

My commission expires

WARRANTY DEED

IRENE DEADRICH

GRANTOR

WES JONES

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WES JONES

HC61 BOX 1078

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

WES JONES

HC61 BOX 1078

LAPINE, OR 97739

S13784KM

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

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

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 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lines to provided ingress and egress for contructions and maintenance of said utilities, any planting or structures place thereon by the lot woners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as 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

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 and restrictions, 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda

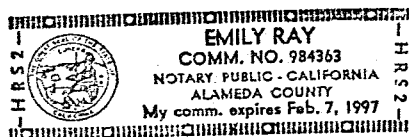
On Oct. 7, 1994 before me, EMILY RAY

DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared IRENE DEADRICH XXXXXXXXXXXXXXXXXXXXXXXXXX

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Emily Ray
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT WARRANTY DEED to Wes Jones

NUMBER OF PAGES ONE DATE OF DOCUMENT Oct. 7, 1994

SIGNER(S) OTHER THAN NAMED ABOVE XXXXXXXXXXXXXXXXXXXXXXX

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day of Oct A.D., 19 94 at 9:04 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 32076

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline J. Williams