10-18-94A11:31 RCVD

Volm94 Page 32336

WARRANTY DEED

(Statutory Form)

A. KENNETH KIME and BETTY KIME, husband and wife, Grantors, convey and warrant to JAMES C. DERNBACH and CONNIE I. DERNBACH, husband and wife, Grantees, the following described real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth below:

Lots 12 and 13, Block 23, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO conditions, restrictions as shown on the recorded plat of Fourth Addition to Klamath River

ALSO SUBJECT TO rules and regulations of Fire Patrol

ALSO SUBJECT TO: This property lies within and is subject to levies, liens, and assessments of Klamath

ALSO SUBJECT TO easement, including the terms and

Granted To: For:

California Oregon Power Company Transmission lines

Recorded

in Book:

288

Page:

72

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 AND ACTUAL CONSIDERATION for this conveyance in THIRTY-SIX THOUSAND AND NO/100THS DOLLARS (\$36,000.00).

THOUSAND AND NO CLOSE ATTION for this
DATED this 16th day of September, 1987.
this Leth day of C
Deptember, 1997
1301
$\mathcal{O}(\mathcal{H}_{1})$
A. Kan Wille
wenneth Kime
Delti-V-
STATE OF COLOR
OF OREGON/County of
STATE OF OREGON/County of Klamath) ss.
THIS INSTRUMENT was acknowledged before me this 17th day of wifel, 1987, by A. Kenneth Kime and Betty Kime, higher
wife 1987, hy learney ledged before me to
A. Kenneth Kime and this 17th day of
G. Wille, husband and
wifel, 1987, by A. Kenneth Kime and Betty Kime, husband and
NOTARY PURE
NOTARY PUBLIC FOR OREGON
Expires Z
MY Commission Expires: 3-22-89
A. Kenneth NAME AND ADDRESS
A. Kenneth Kime and ADDRESS: STATE OF OREGON
County of Klamath ss.
GRANTPEG TO A Lamath)
GRANTEES NAME AND ADDRESS: I certify that the with:
TONE TO WILLIAM SECTION OF WILLIAM SECTION OF THE S
Connie I. Dernbach Strument was received for record on the 18th day of
Oct. The 18th day of
AFTER RECORDING, RETURN TO:
AFTER RECORDING, RETURN TO: 11:31 o'clock A.M., and recorded in Book Mov.
AFTER RECORDING, RETURN TO: Composition
Number 1236 or as File Real
Deeds of Record of
Until a Change is Requested, Tax Statements Should be Sent WITNESS my hand and seal of County affixed.
Tax Statements Should be Sent WITNESS my hand and seal of County affixed.
Sam !
- Fire 1
Recording Officer By:
By: Officer
WARRANTY DEED - De Deputy
WARRANTY DEED - Page Two
Fee \$35.00