

89763

33973-JW

10-18-94A11:31 RCVD

Vol 94 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 encum-  
brances 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  
Acres.

ALSO SUBJECT TO rules and regulations of Fire Patrol  
District.

ALSO SUBJECT TO: This property lies within and is  
subject to levies, liens, and assessments of Klamath  
River Acres Road District.

ALSO SUBJECT TO easement, including the terms and  
provisions thereof:

Granted To:	California Oregon Power Company
For:	Transmission lines
Recorded	
in Book:	288
Page:	72

32337

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 is THIRTY-SIX THOUSAND AND NO/100THS DOLLARS (\$36,000.00).

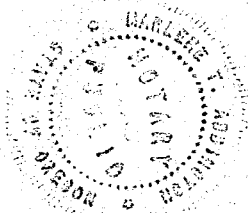
DATED this 16th day of September, 1987.

A. Kenneth Kime  
A. Kenneth Kime

Betty Kime  
Betty Kime

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 17th day of Sept., 1987, by A. Kenneth Kime and Betty Kime, husband and wife.



Harlem J. Addington  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-22-89

GRANTORS NAME AND ADDRESS:  
A. Kenneth Kime and  
Betty Kime

GRANTEES NAME AND ADDRESS:  
James C. Dernbach and  
Connie I. Dernbach

AFTER RECORDING, RETURN TO:  
James C. & Connie I. Dernbach  
17514 Pondview Ln.  
Klamath Falls, OR 97603

Until a Change is Requested,  
Tax Statements Should be Sent  
To:

same

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 18th day of Oct, 1994, at 11:31 o'clock A.M., and recorded in Book M94 on Page 32336 or as File Reel Number 89763, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By: Debra M. Mulder  
Deputy

WARRANTY DEED - Page Two

Fee \$35.00