

91135

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. May 35169

TOM J. CROSBY

conveys and warrants to THOMAS JAMES CROSBY, Trustee of that Revocable Trust between Thomas James Crosby, Trustor, and Thomas James Crosby, Trustee, dated November 10, 1994

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

Lot 1 Block 3 of LEISURE WOODS, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except:

1. Reservations and restrictions contained in the dedication of Leisure Woods, as follows: "...said plat being subject to: A 25 foot sideyard building setback; (cont. on reverse)

The true consideration for this conveyance is \$ OTHER THAN CASH (Here comply with the requirements of ORS 93.030)

Dated this 10th day of November, 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.

TOM J. CROSBY

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on November 10, 1994,

OFFICIAL SEAL
TRUDYLEE A. FLEMING
NOTARY PUBLIC-OREGON
COMMISSION NO. 004952
MY COMMISSION EXPIRES APRIL 19, 1995Notary Public for Oregon
My commission expires 4-1995

WARRANTY DEED

TOM J. CROSBY

THOMAS JAMES CROSBY, Trustee GRANTOR

3530 Game Farm Road, Sp. 41 GRANTEE

Springfield, OR 97477

GRANTEE'S ADDRESS, ZIP

After recording return to:

Donald A. Gallagher, Jr.

Attorney at Law

101 E. Broadway, Suite 220

Eugene, OR 97401

NAME, ADDRESS, ZIP

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

THOMAS JAMES CROSBY, Trustee

3530 Game Farm Road, Sp. 41

Springfield, OR 97477

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

SPACE RESERVED
FOR
RECORDER'S USE

00120

35170

a 50 foot front line building setback, and a 25 foot rear setback; Building and Land Use Restrictions as filed and recorded in Klamath County Recorder's Records; and easements and rights of way shown on sheets one through three of the Official Plat of Leisure Woods, Tract No. 1074, County of Klamath, Oregon. No sanitary facilities, septic tank and drainfield can be located on slopes in excess of 20 percent.

2. Deed Restrictions for Tract No. 1074, Leisure Woods, including the terms and provisions thereof, recorded April 26, 1973, Vol. M73, Page 4975, Microfilm Records of Klamath County, Oregon.
3. Right of Way Easement, including the terms and provisions thereof, given by Midstate Electric Cooperative, Inc., a cooperative corporation, dated July 24, 1973, recorded July 24, 1973, in Vol. M73, Page 9530, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day
of November _____ A.D., 19 94 at 9:38 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 35169

FEE \$35.00

Evelyn Biehn

County Clerk

By Synette Huitag