

93014

12-29-94A11:26 RCVE MTC 34398
WARRANTY DEED

Volm 94 Page 39086

KNOW ALL MEN BY THESE PRESENTS, That JUDITH K. STROBHER

in consideration of FOUR THOUSAND Dollars,
to paid by the Grantee hereon do hereby grant, bargain, sell and convey unto
DENNIS SCHIERMEYER and SUZANNE SCHIERMEYER, husband and wife

Grantee is the following described real property, situated in the County of KLAMATH and
State of Oregon, to wit:

Lot 12, Block 4, SUN FOREST ESTATES, Tract 1060, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon

To Have and to Hold the granted premises unto the said Grantee and their Heirs and Assigns forever.
And the Grantor does covenant that she lawfully seized in fee simple of the above granted
premises free from all encumbrances, SEE ATTACHED

and that she will and her heirs, executors and administrators, shall warrant and forever defend the granted
premises, against the lawful claims and demands of all persons, except as above stated.

Witness hand and seal this 20 day of Dec, 19 94

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

Judith K. Strobher (SEAL)
JUDITH K. STROBHER

(SEAL)

(SEAL)

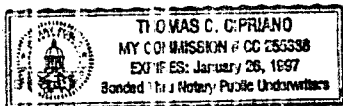
(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF ✓ Florida SS. 12/20 19 94
COUNTY OF Manatee
Personally appeared the above named Judith K. Strobher
and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Thomas C. Cipriano
Notary Public for Florida

My commission expires 1-26-99

STATE OF OREGON

County of _____ } ss.

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
BE SENT TO THE FOLLOWING ADDRESS:

DENNIS SCHIERMEYER
617 DEL ORO STREET
WOODLAND, CA 95695

Return to:

DENNIS SCHIERMEYER
617 DEL ORO STREET
WOODLAND, CA 95695

I certify that the within instrument was received for
record on _____
at _____ o'clock _____, and was recorded
in Book _____ Page _____ Record
of Deeds of said county.

Recorder of Conveyances

1. 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 lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners 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."

2. An easement created by instrument, subject to the terms and provisions thereof;

Recorded: October 9, 1961

Volume: 250, page 282, Deed Records of Klamath County, Oregon

In Favor of: United States of America

For: Transmission Line

Affects: Blanket Easement

3. 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.

4. Covenants, conditions, restrictions and easements, 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

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Mountain Title Co the 29th day
of Dec A.D. 19 94 at 11:21 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 39086

FEE \$35.00

Evelyn Blain County Clerk

By Charles Mullins