

94361

02-02-95A11:00 RCVD MTC 34546  
WARRANTY DEED

Vol. 95 Page 2411

KNOW ALL MEN BY THESE PRESENTS, That MARY J. McLAUGHLIN and KARA ANN GAWITH

in consideration of TWELVE THOUSAND Dollars,  
to ELAM JOHN RHODES and JENNIFER L. RHODES, husband and wife paid by the Grantee herein, do hereby grant, bargain, sell and convey unto

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

Lots 1 and 8 in Block 19 of SECOND ADDITION TO RIVERPINE ESTATES,  
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 s their Heirs and Assigns forever.  
And the Grantor s do covenant that they lawfully seized in fee simple of the above granted  
premises free from all encumbrances, SEE ATTACHED

and that they will and their 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 these hand s and seal this 17th day of January 1995

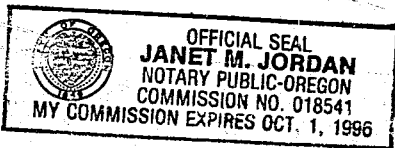
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE  
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE  
TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
VERIFY APPROVED USES. AND TO DETERMINE ANY  
LIMITS ON LAWSUITS AGAINST FARMING OR  
FOREST PRACTICES AS DEFINED IN ORS 30.930

Mary J. McLaughlin (SEAL)  
Kara Ann Gawith (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Deschutes ss. January 17 1995

Personally appeared the above named Mary J. McLaughlin and Kara Ann Gawith  
and acknowledged the foregoing instrument to be their voluntary act.



Before me:  
[Signature]  
Notary Public for \_\_\_\_\_  
My commission expires \_\_\_\_\_

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

ELAM JOHN RHODES  
2727 BENS BRANCH DR.  
KINGWOOD, TX 77339  
Return to:  
ELAM JOHN RHODES  
2727 BENS BRANCH DR.  
KINGWOOD, TX 77339

STATE OF OREGON  
County of \_\_\_\_\_ } ss.  
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

WARRANTY DEED (EXCEPTIONS)

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1. Reservations and restrictions as contained in plat dedication, to wit: "Said plat being subject to building setback lines and street reservation strip as shown on the annexed map."
2. Subject to a 25 foot building setback along front of lots as shown on dedicated plat.
3. Reservations as contained in deed from The Shevlin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951, in Volume 246, page 165, Deed Records of Klamath County, Oregon, as follows:  
"...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there be, in addition to those hereinabove specifically set out, created by instruments or proceedings shown by the public records of Klamath County, Oregon or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."
4. A Right of way easement created by instrument, subject to the terms and provisions thereof,  
Dated: June 23, 1972  
Recorded: June 23, 1972  
Volume: M72, page 6813, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.  
For: Electric transmission or distribution lines
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof,  
Volume: M72, page 6815, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of Feb A.D., 19 95 at 11:00 o'clock AM and duly recorded in Vol. M95  
of Deeds on Page 2411

FEE \$35.00

Bernetha G. Letsch  
By [Signature] County Clerk