

95074

02-21-95P03:17 RCVD

Vol. 1995 Page 3699

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. K-47560
ESCROW NO. 27-22637
TAX ACCT. NO. 132733 & 51400
MAP #

GRANTEE'S NAME AND ADDRESS:

KAREN HALLUM
P O BOX 1556
FERNDAL, WA 98248

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DONALD E. ALLEN and VICKI ALLEN Grantor,
conveys and warrants to:

KAREN HALLUM, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

The true consideration for this conveyance is \$29,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 9 day of Feb, 1995.

GRANTOR(S):

X Donald E. Allen
DONALD E. ALLEN

X Vicki Allen
VICKI ALLEN

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on 2/9, 1995.
by DONALD E. ALLEN and VICKI ALLEN

Carol D. Raebel
Notary Public for Oregon

My commission expires: 5-1-98



After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6178
Bend, Oregon 97708

LOT 10 IN BLOCK 9 OF FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. WE ARE INFORMED THAT MOBILE HOME IS SITUATED UPON THE HEREIN DESCRIBED LAND. A POLICY OF TITLE INSURANCE DOES NOT INSURE SAID MOBILE HOME OR THE TITLE THERETO, UNLESS THE MOBILE HOME HAS BEEN DE-TITLED AND IS TO BE INSURED AS PART OF THE REALTY, PLEASE ADVISE US IN WRITING THAT SUCH INSURANCE IS DESIRED WITH PROOF THAT THE MOBILE HOME IS DE-TITLED.
2. ALL CONTRACTS, WATER RIGHTS, PROCEEDINGS, TAXES, AND ASSESSMENTS RELATING TO IRRIGATION, DRAINAGE, AND/OR RECLAMATION OF SAID LANDS; AND ALL RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, AND CONDUITS, IF ANY OF THE ABOVE THERE MAY BE.
3. RIGHT OF WAY RECORDED JANUARY 2, 1952 IN VOLUME 258, PAGE 425, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. RIGHT OF WAY EASEMENT DATE MAY 11, 1967 AND RECORDED MAY 22, 1967 IN VOLUME M67, PAGE 3803, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. BUILDING AND USE RESTRICTIONS FOR FIRST ADDITION TO RIVER PINE ESTATES RECORDED MAY 5, 1967 IN VOLUME M67, PAGE 3386, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 21st day
of Feb A.D., 19 95 at 3:17 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 3699

FEE \$35.00

By Bernetha G. Letsch, County Clerk