

98911

Vol. 1195 Page 10383

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

KEY TITLE NO: K-47851
ESCROW NO: 27-22928
TAX ACCT. NO: 150428 & M071183
MAP NO:

GRANTEE'S NAME AND ADDRESS:

JOHN STEPHEN WARD ET UX
P O BOX 787
GILCHRIST, OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

VERNON NEWTON Grantor,

conveys and warrants to:

JOHN STEPHEN WARD and TERESA LYNN WARD, husband and wife, 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 \$20,000.00. 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 19TH day of APRIL, 1995.

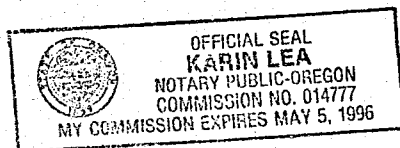
GRANTOR(S):

X Vernon Newton
VERNON NEWTON

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on APRIL 19TH, 1995,
by VERNON NEWTON

Karin Lea
Notary Public for Oregon

My commission expires: 05-05-96

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6173
Beard, Oregon 97708

EXHIBIT "A"

LOT 2, BLOCK 1, RIDDLE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

SUBJECT TO:

1. ACCESS RESTRICTIONS CONTAINED IN DEED DATED DECEMBER 13, 1951 AND RECORDED DECEMBER 15, 1951 IN DEED VOLUME 251 ON PAGE 535, RECORDS OF KLAMATH COUNTY, OREGON.
2. RESERVATIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION OF RIDDLE ACRES AS FOLLOWS: "...SUBJECT TO THE FOLLOWING CONDITIONS: (1) A 16 FOOT UTILITY EASEMENT ALONG THE EASTERLY SIDE OF LOT 5, BLOCK 1. (2) A ONE FOOT STREET PLUG AT THE WEST END OF RIDDLE ROAD WHICH IS DONATED TO KLAMATH COUNTY."
3. WE ARE INFORMED THAT A 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 PERMANENTLY AFFIXED TO THE LAND. IF THIS IS SO AND THE MOBILE HOME IS TO BE INSURED AS PART OF THE REALTY, PLEASE ADVISE KLAMATH COUNTY TITLE COMPANY IN WRITING THAT SUCH INSURANCE IS DESIRED WITH PROOF THAT THE MOBILE HOME IS DE-TITLED.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day
of April A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 10383.

FEE \$35.00

By Bernetha G. Letsch County Clerk

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6173
E Bend, Oregon 97738