04-27-95P01:53



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

KEY TITLE NO: ESCROW NO: TAX ACCT. NO: MAP NO:

K-47835 27-22859 132644

GRANTEE'S NAME AND ADDRESS:

LOREN L.	FLEMING	ET	UX	
HC 61 BO	K 10		1.2.5	1
LAPINE, (DR 97739			

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

MICHAEL LIND Grantor,

conveys and warrants to:

LOREN L. FLEMING and CONNIE J. FLEMING, husband and wife, Grantee,

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

LOT 8 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:

99098

01834

- 1. RIGHT OF WAY AS SET FORTH IN AN EASEMENT RECORDED JANUARY 2, 1952 IN VOLUME 258, PAGE 425, DEED RECORDS OF KLAMATH COUNTY, OREGON.
- 2. 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.
- 3. RIGHT OF WAY EASEMENT DATED MAY 11, 1967 AND RECORDED MAY 22, 1967 IN VOLUME M67, PAGE 3803, DEED RECORDS OF KLAMATH COUNTY, OREGON.

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 \$6,000.00 . 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 187 day of 4PR2C ___, 1995. GRANTOR (S) :

MICHAEL LIND HAWAII

STATE OF ONEGON, County of LAUN29)ss.

This instrument was acknowledged before me on <u>APRIL 18774</u>, 1995, MICHAEL LIND

for Abboh Hawaii

CHIMMAN MARK

My commission expires: 01-04-99

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