



06-05-95A11:07 RCVD

Vol. 1195 Page 14723

K-47982

## STATUTORY WARRANTY DEED

JAMES E. WING

conveys and warrants to PAT GRAY and BYRON ROBINEAU, not as Tenants in Common, but with right of survivorship, Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
Lot 2, Block 5, TRACT NO. 1069, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

Tax Map No. 2607-001C0-04200

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE REVERSE HEREOF

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 \$ 2,500.00 (Here comply with the requirements of ORS 93.030)Dated this 19th day of May, 19 95.

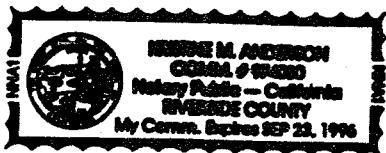
JAMES E. WING

STATE OF OREGON } ss.  
County of Riverside

BE IT REMEMBERED, That on this 19th day of May, 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES E. WING

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Christine M. Anderson  
My Commission expires 9/23/96 Notary Public for Oregon, CALIFORNIATitle Order No. \_\_\_\_\_  
Escrow No. 9540067

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PAT GRAY

P.O. Box 1145

La Pine, OR 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

PAT GRAY

P.O. Box 1145

La Pine, OR 97739

Name, Address, Zip

65782

14724

SUBJECT TO:

1. Reservations and restrictions contained in the dedication of Tract No. 1069, as follows: "...25 foot building set-back from front and side property lines. 2) Public utilities easement 16 feet in width centered on all side and back lot lines. 3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4) All sanitary facilities subject to approval of the County Sanitarian. 5) Upper 35 feet from the high watermark, the mean thereof, of the Little Deschutes River is reserved for public access easement. 6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. 7) All existing easements and reservations of record. 8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

2. Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof, recorded March 12, 1973, in Volume M73 of page 2591, Deed records of Klamath County, Oregon. The above articles were amended by instruments recorded October 2, 1975 in Volume M75 page 12048 and recorded December 6, 1977 in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon.

3. Right of Way Easement, including the terms and provisions thereof, given by Michael B. Jager and Margaret H. Jager and Clark J. Kenyon, to Midstate Electric Cooperative, Inc., dated August 14, 1978, recorded September 6, 1978 in Volume M78 page 18615, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day of June A.D., 19 95 at 11:07 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 14723.

FEE \$35.00

By Bernetha G. Letcher County Clerk

