

2003

Vol. m95 Page 16607

WARRANTY DEED

MTC 35575

KNOW ALL MEN BY THESE PRESENTS, That JUDITH K. STROBHAR

Grantor _____

in consideration of EIGHT THOUSAND Dollars,

to _____ paid by the Grantee _____ herein, da _____ hereby grant, bargain, sell and convey unto

DANIEL E. DILSAVER and SHIRLEY Z. DILSAVER, husband and wife

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

Lot 94 in Block 1 of Tract 1060, SUN FOREST 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 _____ do _____ covenant that she lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE ATTACHED

and that she will and her _____ 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 _____ hand _____ and seal _____ this 19 day of June, 19 95.

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

Judith K. Strobhar (SEAL)
JUDITH K. STROBHAR (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Florida ss. JUNE 19th 19 95

COUNTY OF Manatee

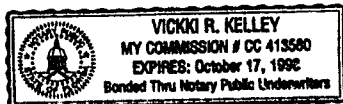
Personally appeared the above named Judith K Strobhar

and acknowledged the foregoing instrument to be her voluntary act.

Before me

Notary Public for _____

My commission expires _____



(seal)

ESCROW NO. SR-14429KM

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

DANIEL E. DILSAVER
11675 SW TIEDEMAN
TIGARD, OR 97223

DANIEL E. DILSAVER
11675 SW TIEDEMAN
TIGARD. OR 97223

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 of all mineral rights as reserved by instrument recorded October 25, 1966 in Volume M66 at Page 11271, Microfilm Records of Klamath County, Oregon.

2. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structure placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, Page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

3. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

4. 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, recorded September 19, 1972, in Volume M72, Page 10585, Microfilm Records of Klamath County, Oregon.

5. Easement and release, subject to the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day
of June A.D., 19 95 at 10:20 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 16607.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller