

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

KEY TITLE NO: K-48092
ESCROW NO: 27-23191
TAX ACCT. NO: 2607 001D0 01700
MAP NO:

GRANTEE'S NAME AND ADDRESS:

CHARLES ANGLIN
6927 SE LIPSCOMB ST.
SALEM, OR 97301

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

WOLFRAM TAUBE and MARLIES TAUBE Grantor,

conveys and warrants to:

CHARLES ANGLIN, Grantee,

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

LOT 31, BLOCK 1, TRACT 1122, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. RESESRVATIONS AND RESTRICTIONS IN THE DEDICATION OF TRACT NO. 1122,
AS FOLLOWS: "...SAID PLAT BEING SUBJECT TO: 1) PUBLIC UTILITIES
EASEMENT 16 FEET IN WIDTH CENTERED ON ALL SIDE AND BACK LOT LINES.
2) 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 ADJOINING PROPERTY IS
PROPERLY DEVELOPED. 3) ALL SANITARY FACILITIES SUBJECT TO APPROVAL
OF THE OREGON DEPT. OF ENVIRONMENTAL QUALITY. 4) BULIDING SET-BACK
LINES OF 75' FROM THE CENTERLINE OF THE STREET ON WHICH THE LOT SIDES.
5) ALL EASEMENTS AND RESERVATIONS OF RECORD."
2. CONDITIONS AND RESTRICTIONS SHOWN ON THE PLAT OF TRACT NO. 1122.
3. ARTICLES OF ASSOCIATION OF LITTLE DESCHUTES RIVER WOODS OWNERS
ASSOCIATION RECORDED MARCH 12, 1973 IN VOLUME M73, 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
DECEMBER 6, 1977 IN VOLUME M77, PAGE 23644 AND 23645, DEED RECORDS OF
KLAMATH COUNTY, OREGON.
4. RIGHT OF WAY EASEMENT DATED AUGUST 14, 1978 AND RECORDED SEPTEMBER 6,
1978 IN VOLUME M78 PAGE 18615 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 \$5,500.00 . 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 2 day of Aug, 1995.

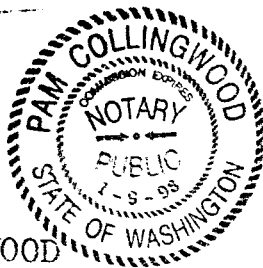
GRANTOR(S):

Wolfram Taube
WOLFRAM TAUBE

Marlies Taube
MARLIES TAUBE

STATE OF Oregon, County of King) ss.

This instrument was acknowledged before me on 8-2, 1995,



21180

by WOLFRAM TAUBE and MARLIES TAUBE

Don Collingwood
Notary Public for ~~Oregon~~
Washington

My commission expires: 1-9-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 9th day
of August A.D., 19 95 at 3:18 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 21179.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By C. L. Mullins