

08-18-95P03:37 RCVD

WARRANTY DEED

MT C35886
 KNOW ALL MEN BY THESE PRESENTS, That GERALD R. DENNISON, Successor Trustee of
the YVONNE E. DENNISON LIVING TRUST DATED FEBRUARY 8, 1991

in consideration of FOUR THOUSAND FIVE HUNDRED Dollars,
 to paid by the Grantee herein, do hereby grant, bargain, sell and convey unto
JOHN L. HICKORY and KAREN D. HICKORY, husband and wife

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

Lot 56 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 he lawfully seized in fee simple of the above granted
 premises free from all encumbrances, SEE ATTACHED

and that he will and his 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 25th day of July, 1995.

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

YVONNE E. DENNISON LIVING TRUST (SEAL)

(SEAL)

(SEAL)

(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Texas SS. 546-33-2054 19 95
 COUNTY OF Harris

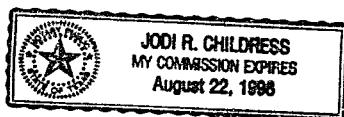
Personally appeared the above named Gerald R. Dennison
 and acknowledged the foregoing instrument to be voluntary act.

Before me:

Notary Public for

My commission expires 8-22-98

(seal)



ESCROW NO. SR-14583KM

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

JOHN L. HICKORY
PO BOX 25
TILLER, OR 97484

JOHN L. HICKORY
PO BOX 25
TILLER. OR 97484

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)

22075

PAGE 2

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 the 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 18th day
of August A.D., 19 95 at 3:37 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 22074

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller