

09-19-95P03:33 RCVD Vol. M95 Page

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

K-48398 27-23630 166028

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

GRANTEE'S NAME AND ADDRESS:

GARTH MCBRIDE ET UN	
1200 NW 216TH AVENUE	
HILLSBORO, OR 97124	

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

JOHN R. BRANNON Grantor,

conveys and warrants to:

GARTH MCBRIDE and PATRICIA MCBRIDE, husband and wife, Grantee,

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

LOT 6, BLOCK 3, TRACT NO. 1069, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

SUBJECT TO:

- 1. THE TAXES FOR 1995-96 ARE NOW A LIEN, BUT NOT YET PAYABLE.
- RESERVATIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION OF 2. TRACT 1069.
- 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 RECORDED DECEMBER 6, 1977 IN VOLUME M77, ON PAGES 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.
- 5. RIGHTS OF THE FEDERAL GOVERNMENT, THE STATE OF OREGON, AND THE GENERAL PUBLIC IN ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING BELOW THE HIGH WATER LINE OF LITTLE DESCHUTES RIVER.

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.

\$8,750.00 . However, if the The true consideration for this conveyance is 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 15th day of September, 1995. Margee De Luca Comm. #1025761 TARY PUBLIC - CALIFORNIA AN LUIS OBISPO COUNTY GRANTOR (S) : ---- May 17, 19 E ahu R. Blanne BRANNON JOHN CALIFORNIA STATE OF OREGON, County of SAN LUS Obispo, Ca.) SS. This instrument was acknowledged before me on <u>9/15/</u> _, 1995, by JOHN R. BRANNON

Margar Notary Public for

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My commission expires: MAY 17,1998

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STATE OF OREGON: COUNTY OF KLAMATH : SS. 21- -

	r record at request o		Klamath	County	<u>Title Company</u>		the	19th	day
of	Sept	A.D., 19	<u>95</u> at _	3:33	o'clock P	M., and duly	recorded in	Vol. M	95
		of	Deeds			age <u>25381</u>)	······································
FEE	\$35.00	,00		Bernetha G Letsch, County Clerk					
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Margee De Luca Comm. #1025761 HOTARY PUBLIC CALIFORNI Comm. Expires May 17, 1998