10-19-95P03:18 RCVD

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

GRANTEE'S NAME AND ADDRESS:

MICHAEL	D. COV	ER ET	UX
9703 SE	75TH A	VENUE	
MILWAUK	IE, OR	97222	2

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

LEONARD P. BELL and MABEL V. BELL Grantor,

conveys and warrants to:

MICHAEL D. COVER and SANDRA J. COVER, husband and wife, Grantee,

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

THE W1/2 SE1/4 NW1/4 SW1/4 OF SCTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO:

- TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE. 1.
- 2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF ROADS OR HIGHWAYS. з.
- EASEMENT CONTAINED IN WARRANTY DEED DATED AUGUST 3, 1973 AND RECORDED NOVEMBER 16, 1973 IN VOLUME M73 PAGE 15134, DEED RECORDS OF KLAMATH COUNTY, OREGON.
- 4. EASEMENT DATED NOVEMBER 22, 1992 AND RECORDED JANUARY 11, 1993 IN VOLUME M93 PAGE 780, DEED RECORDS OF KLAMATH COUNTY, OREGON.
- 5. KLAMATH COUNTY ASSESSOR'S OFFICE DISCLOSES EXISTING ROADS TO PROPERTY IN QUESTION, HOWEVER, NEITHER KLAMATH COUNTY TITLE COMPANY NOR FIRST AMERICAN TITLE WILL INSURE ANY RIGHT OF ACCESS FROM THE HEREIN DESCRIBED PREMISES.

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 \$17,500.00 . 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.

\_\_\_\_ day of October, 1995. Dated this GRANTOR (S) : conora JANET E. BINGO LEONARD P. BELL NGE COUNTY he Eı €. BELL JULY 19, 19 MABEL Calis STATE OF GRESON, County of Urange. )ss. This instrument was acknowledged before me on Q(t, 3). , 1995, by \_\_LEONARD P. BELL and MABEL V. BELL

5 2  $\rightarrow$ Notary Public for Gar on calif

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My commission expires: July 19, 1999.

Vol.<u>m95 Page 28578</u>

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## STATE OF OREGON: COUNTY OF KLAMATH : ss.

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