

13488

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

KEY TITLE NO: 37316
ESCROW NO: 10-16343
TAX ACCT. NO: 2407-018D0-01000
MAP NO: 147371

GRANTEE'S NAME AND ADDRESS:

RALPH DAVID RAWIE
33710 SE TERRA LANE
CORVALLIS, OR 97333

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

LOUIE THOMAS BURNS Grantor,

conveys and warrants to:

RALPH DAVID RAWIE and PAMELA L. RAWIE, Grantee,

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

LOT 2, BLOCK 3, TRACT NO. 1052, CRESCENT PINES, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN RECORDED DEED ON MARCH 10,
1966, IN VOLUME M66, PAGE 1951, DEED RECORDS OF KLAMATH COUNTY, OREGON.

SUBJECT TO EXCEPTIONS ON ATTACHED EXHIBIT "A"

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 \$70,000.00. 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 14 day of Feb, 1996.

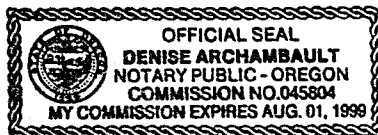
GRANTOR(S):

LOUIE THOMAS BURNS

STATE OF OREGON, County of LINCOLN) ss.

This instrument was acknowledged before me on February 14, 1996,
by LOUIE THOMAS BURNS

Denise Archambault
Notary Public for Oregon

My commission expires: 8-1-99

96 FEB 15 P3:10

EXHIBIT "A"

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by the public records.
- b. Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims.
- b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- c. Water rights, claims or title to water: whether or not the matters excepted under (a), (b), or (c) are shown by public records
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Reservations and restrictions as contained in plat dedication, to wit:

"1) A 25.00 foot building setback line along the front of all lots, and a 20.00 foot building setback line along all street side lines. 2) 16.00 foot utility easements centered on all back and side lines.

7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 16, 1972 in Volume M72, page 9167, Microfilm Records of Klamath County, Oregon.

8. Subject to an 8 foot utility easement over the Westerly and South lot lines as shown on dedicated plat.

9. An easement created by instrument, subject to the terms and provisions thereof,
 Dated : September 3, 1985
 Recorded: August 9, 1986
 Volume: M86, page 14021, Microfilm Records of Klamath County, Oregon
 In favor of: Midstate Electric Cooperative, Inc.
 For: Electrical Right of Way

NOTE A: Taxes for the fiscal year 1995-1996, paid.
 Account No: 2407-018D0-01000 Key No: 147371
 Amount: \$464.67 Code No: 205

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title
 on this 15th day of Feb A.D. 19 96
 at 3:10 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 4389
 Bernetha G. Letsch County Clerk
 By Charles Mueller
 Deputy.

Fee, \$35.00