Volmar Page.

After recording return to grantee herein. Until a change is requested send all tak MAR -1 P2 45 ROW NO: statements to grantee herein.

KEY TITLE NO:

K-48902 < 27-24385

TAX ACCT. NO: 132476 MAP NO: 2309-24B-1300

GRANTEE'S NAME AND ADDRESS:

MARTIN H. ANDERSON HC 32 BOX 477 GILCHRIST, OR 97737

> WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

LESTER M. OPPER and PATRICIA R. OPPER Grantor,

conveys and warrants to:

MARTIN H. ANDERSON and TISHA E. ANDERSON, husband and wife, Grantee,

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

LOT 8 IN BLOCK 13 OF FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

- 1. RIGHT OF WAY, AS SET FORTH IN AN EASEMENT FROM CHARLES T. EDWARDS TO MIDSTATE ELECTRIC COOPERATIVE, INC., RECORDED JANUARY 2, 1952, IN VOLUME 258 PAGE 425, DEED OF RECORDS OF KLAMATH COUNTY, OREGON
- 2. BUILDING AND USE RESTRICTIONS FOR FIRST ADDITION TO RIVER PINES ESTATES, EXECUTED BY BETTY JANE AHERN, RECORDED MAY 5, 1967, IN VOLUME M67 PAGE 3386, DEED RECORDS OF KLAMATH COUNTY, OREOGN.
- 3. RIGHT OF WAY EASEMENT, GIVEN BY BETTY JANE AHERN TO MIDSTATE ELECTRIC COOPERATIVE INC., DATED MAY 11, 1967, RECORDED MAY 22, 1967, IN VOLUME M67 PAGE 3808, 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 \$55,000.00 . 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.

ıf

Directors.
Dated this
GRANTOR(S):
Lester M. Opper
Patricia R. Opper
PATRICIA R. OPPER
STATE OF COUNTY OF
This instrument was acknowledged before me on LESTER M. OPPER and PATRICIA R. OPPER
y / I / I
NOTARY PUBLIC FOR IDAHO My commission expires: 4-/2-0/
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed f	for record at request of	f Kla	Klamath County Title					the	1st	day
of	March	A.D., 19	96	at	at 2:13	o'clock	P M., and dul	y recorded in '	/ol. <u>M96</u>	,
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							Bernetha	G. Letsch, Co	unty Clerk	
FEE	\$35.00					Ву	and	Suss	<u>u</u>	

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