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'96 APR -8 P3:31

K-49013
STATUTORY WARRANTY DEED

JOSEPH P. EVERLY

Grantor,

conveys and warrants to RONALD C. VICTOR AND TRUDY M. VICTOR, HUSBAND AND WIFE

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
 LOT 27 IN BLOCK 1 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL
 PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT #2310-36B-900

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

This property is free of liens and encumbrances, EXCEPT:

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 \$ 8,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of March 19 96.

Joseph P. Everly
 JOSEPH P. EVERLY

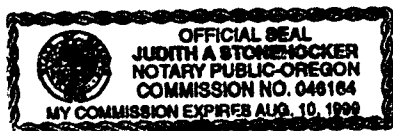
STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 27th day of March, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
 JOSEPH P. EVERLY

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Judith A. Stonehocker
 Notary Public for Oregon.
 My Commission expires Aug. 10, 1999

Title Order No. _____
 Escrow No. 9640070

After recording return to:
 RONALD C. VICTOR
 923 SE BAY BLVD. #199
 NEWPORT, OR 97365
 Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address:
 RONALD C. VICTOR
 923 SE BAY BLVD. #199
 NEWPORT, OR 97365
 Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

1. Transmission line easement, including the terms and provisions thereof, given by Estelle Berry, aka Estelle M. Berry, a widow, to the United States of America, dated September 13, 1951, recorded October 9, 1951, in Volume 250 page 282, Deed records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, given by Jack C. Ecoff to United States of America, dated June 12, 1972, recorded June 30, 1972, in Volume M72 page 7124, Deed records of Klamath County, Oregon.
3. Reservations and Restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1060.
4. Articles of Association of Sun Forest Estate Property Owners, including the terms and provisions thereof, dated September 7, 1972, recorded September 10, 1972, in Volume M72 page 10581, Deed records of Klamath County, Oregon.
5. Building and Use Restrictions for Sun Forest Estates, dated May 8, 1972, recorded September 10, 1972, in Volume M72 page 10585, Deed records of Klamath County, Oregon.
6. Electric Line of Right-Of-Way Easement, including the terms and provisions thereof, in deed from Joseph P. Everly to Midstate Electric Cooperative, Inc., dated August 15, 1991, recorded November 18, 1991, in Volume M91 page 24086, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 8th day
 of April A.D., 19 96 at 3:31 o'clock P. M., and duly recorded in Vol. M96
 of Deeds on Page 9816

Bernetha G. Letsch, County Clerk

By [Signature]

FEE \$35.00