



21198

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K-49344

STATUTORY WARRANTY DEED

NORMAN R. PROFFITT and EILEEN D. PROFFITT, husband and wife

Grantor,

conveys and warrants to JANET KIRSCH

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 4, Block 8 of JACK PINE VILLAGE, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.

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36 This property is free of liens and encumbrances, EXCEPT: As noted on Exhibit "A" attached
hereto and made a part hereof;

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 \$ 49,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of July 1996

NORMAN R. PROFFITT

EILEEN D. PROFFITT

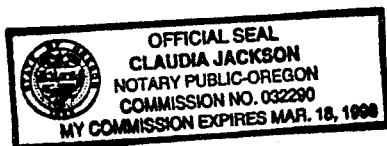
STATE OF OREGON

County of Clackamas } ss.

BE IT REMEMBERED, That on this 8th day of July 1996, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
Norman R. Proffitt and Eileen D. Proffitt

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY 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.



Claudia Jackson
Notary Public for Oregon.
My Commission expires 3-18-98

Title Order No. 138357
Escrow No. 9610529

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JANET KIRSCH
2899 NE WALLER DR.
BEND, OR 97701

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

JANET KIRSCH
2899 NE WALLER DR.
BEND, OR 97701

Name, Address, Zip

1. Right of Way for pole and wire line, including the terms and provisions thereof, given by C. C. Sears and Mattie Sears to The Pacific Telephone and Telegraph Company recorded December 26, 1926, in Deed Volume 85 on page 65, records of Klamath County, Oregon.
2. Right of Way Easements, including the terms and provisions thereof, given by Betty Jane Ahern to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 19, 1969, recorded May 22, 1969, in Deed Volume M-69 on page 3857, and recorded May 27, 1969, in Deed Volume M-69 on page 3955, records of Klamath County, Oregon.
3. Reservations and restrictions in the dedication and shown on the plat of Jack Pine Village as follows: "...dedicate to the use of the public as public ways forever all streets shown on said plat. I also dedicate, donate and convey to Klamath County the areas shown as 1' street plugs on the annexed plat. Said areas to be designated as a public street when the County's governing body determines it necessary."
4. Building and Use Restrictions for Jack Pine Village, recorded May 23, 1969, in Deed Volume M-69 on page 3870, records of Klamath County, Oregon.
5. Grant of Easement, including the terms and provisions thereof, given by Betty Jane Ahern, to Pacific Northwest Bell Telephone Company, dated June 26, 1973, recorded January 22, 1973, in Deed Volume M-73 on page 763, records of Klamath County, Oregon.
6. 1996-97 taxes; a lien not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day
of July A.D., 19 96 at 2:47 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20625.

FEE \$35.00

By Bernetha G. Letsch, County Clerk