

23515

NTC 38452

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that

BRUCE G. KILLEN and ELAINE M. KILLEN

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

JAMES M. SORESENSEN, as to an undivided ^{1/2} ~~1/3~~ interest, ROBERT F. WENE, as to an undivided ^{1/3} ~~1/3~~ interest, and RICK WILSON, as to an undivided ^{1/3} ~~1/3~~ interest

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH, State of Oregon, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 15,000.00 .

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of June, 1996.

"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."

Bruce G. Killen
BRUCE G. KILLEN

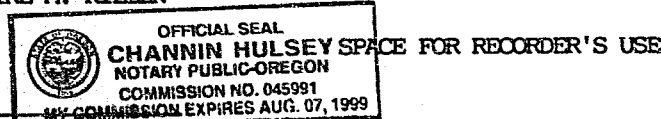
Elaine M. Killen
ELAINE M. KILLEN

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 27 day of June, 1996,
by

BRUCE G. KILLEN and ELAINE M. KILLEN

Chmnin Thulsen
Notary Public for Oregon
My commission expires



Mail Tax Statements to:
Grantee
C/O 820 N. FIFTH STREET
JACKSONVILLE, OR 97530

Lot 45 of FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations as contained in plat dedication of First Addition to Sportsman Park, to wit:
 "Subject to 10 foot building setback lines and easements over the rear of all lots for utilities."
2. Agreement, subject to the terms and provisions thereof;
 Dated: January 25, 1924
 Recorded: February 15, 1924
 Volume: 63, page 459 and 460, Microfilm Records of Klamath County, Oregon
 For: Operation of the dam and control of the water levels of Upper Klamath Lake
3. Grant of Right of Way, subject to the terms and provisions thereof;
 Dated: October 31, 1955
 Recorded: October 31, 1955
 Volume: 279, page 5, Deed Records of Klamath County, Oregon
 In favor of: The California Oregon Power Company
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof,
 Recorded: April 30, 1956
 Volume: 282, page 506, Deed Records of Klamath County, Oregon
5. Building and use restrictions, subject to the terms and provisions thereof, as disclosed by instrument recorded February 25, 1963 in Volume 343, page 316, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 20th day
 of August A.D., 19 96 at 3:51 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 25761

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]