

23632

After recording return to:

WENDELL LOWE

PO BOX 1481

SUTTER CREEK, CA 95685

Vol. 96 Page 25978

TITLE ORDER NO. K-49664

KEY ESCROW NO: 27-25099

Until a change is requested tax statements  
shall be sent to the following address:  
SAME AS ABOVE

TAX ACCT. NO: 126795

MAP NO: 23-09-13-00-01400

*K-49664*  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

KELLY V. RIVERS and MICHELLE G. RIVERS, husband and wife Grantor,

conveys and warrants to:

WENDELL LOWE and IRENE LOWE, husband and wife, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$31,800.00. 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.

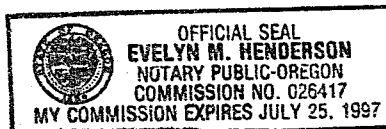
If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 20 day of AUGUST, 1996.

GRANTOR(S):

*Kelly V. Rivers*  
KELLY V. RIVERS

*Michelle G. Rivers*  
MICHELLE G. RIVERS



STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on AUGUST 20, 1996,  
by KELLY V. RIVERS and MICHELLE G. RIVERS

*Evelyn M. Henderson*  
Notary Public for Oregon

My commission expires: 7-25-97

96 AUG 22 P1:03

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The SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING property deeded to Klamath County, in Volume M81 page 728 and Volume M81 page 731, Deed records of Klamath County, Oregon.

1. Taxes for 1996-97 are now a lien but not yet payable.

2. Easement for transmission line, including the terms and provisions thereof, executed by Clarence V. Parsons and Lila F. Parsons, husband and wife, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated September 17, 1952, recorded January 2, 1953, in Volume 258 page 415, Deed records of Klamath County, Oregon.

3. Reservations and restrictions in deed from H. C. Miltenberger & Sons, a co-partnership to Cecil E. Layman and Barbara A. Layman, husband and wife, dated October 18, 1974, recorded October 23, 1974, in Volume M74 page 13831, Deed records of Klamath County, Oregon, as follows: "Reserving unto the grantor, until such time that the N $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 13, Township 23 South, Range 9 E.W.M., Klamath County, Oregon is conveyed by deed to grantee, an easement for ingress and egress of a sufficient width for automobile traffic from the present county or public road that crosses the South portion of the property conveyed by this deed to the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 13."

4. Easement, including the terms and provisions thereof, in Deed from Cecil E. Layman and Barbara Layman, sellers to Keith K. Strain and Janice L. Strain and Kenneth Coffman, dated March 27, 1978, recorded April 6, 1978, in volume M78 page 6586, Deed records of Klamath County, Oregon.

5. Easement, including the terms and provisions thereof, in Deed from Cecil E. and Barbara A. Layman, husband and wife to Kenneth and Margaret Engstrom, husband and wife, dated September 17, 1978, recorded April 12, 1989, in Volume M89 page 6180, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day of August A.D., 19 96 at 1:03 o'clock PM., and duly recorded in Vol. M96, of Deeds on Page 25978.

Bernetha G. Letsch, County Clerk

By [Signature]

FEE \$35.00