

24450

After recording return to:

DAVID L. OLIVER

PO BOX 813

GILCHRIST, OR 97737

Vol. map Page 27947

TITLE ORDER NO. K49582 X

KEY ESCROW NO: 27-24998

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

SAME AS ABOVE

TAX ACCT. NO: 132626 132635

MAP NO: 2309-24B-4500 & 4400

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

ROBERT W. MARSH and JEAN M. MARSH, as tenants by the entirety Grantor,

conveys and warrants to:

DAVID L. OLIVER and PENNY M. OLIVER, husband and wife, Grantee,

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

Lots 11 and 12 in Block 9 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. Taxes for 1996-97 are now a lien but not yet payable.
2. Right of way for transmission line, including the terms and provisions thereof, given by Charles T. Edwards and Emma Edwards, husband and wife, to Midstate Electric Cooperative, Inc., a cooperative corporation, recorded January 2, 1962, in Volume 258 page 425, Deed records of Klamath County, Oregon.
3. Right of Way Easement, including the terms and provisions thereof, given by Betty Jane Ahern to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 11, 1967, recorded May 22, 1967, in Volume M67 page 3803, Deed records of Klamath County, Oregon.
4. Building and Use Restrictions for First Addition to River Pine Estates, recorded May 5, 1967 in Volume M67 page 3386, 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 FREE 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 \$100,000.00. 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.

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

Dated this 30th day of August, 1996.

GRANTOR(S):

Robert W. Marsh  
ROBERT W. MARSH

Jean M. Marsh  
JEAN M. MARSH

STATE OF OREGON, County of Deschutes ) ss.

27948

This instrument was acknowledged before me on August 30, 1996,  
by ROBERT W. MARSH and JEAN M. MARSH

Christine Anderson  
Notary Public for Oregon

My commission expires: 1-26-98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert W. Marsh the 6th day  
of September A.D., 19 96 at 1:11 o'clock P. M., and duly recorded in Vol. 496,  
of Deeds on Page 27947.

FEE \$35.00

Bernetha G. Letsch  
By Cheryl Russell County Clerk