



36630

Vol. 1197 Page 12547

'97 APR 24 P2:40

K-50235

STATUTORY WARRANTY DEED

MARY H. AZPITIA

conveys and warrants to JOSEPH A. PACE and IRENE PACE, husband and wife, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

Lot 7 Block 19, Second Addition to River Pine Estates, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON EXHIBIT "A" ATTACHED
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 \$ 9,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22 day of April, 19 97

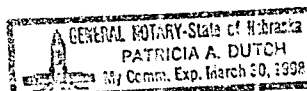
Mary H. Azpitia
MARY H. AZPITIA

Wagon
STATE OF OREGON
County of Douglas } ss.

BE IT REMEMBERED, That on this 22 day of April, 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
MARY H. AZPITIA

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



Patricia A. Dutch
Notary Public for Oregon
My Commission expires 3-30-98

Title Order No. _____
Escrow No. 9740026

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JOSEPH A. PACE
P.O. BOX 301
GILCHRIST, OR 97737
Name, Address, Zip
Until a change is requested all tax statements shall be sent
to the following address:
JOSEPH A. PACE
P.O. BOX 301
GILCHRIST, OR 97737
Name, Address, Zip

EXHIBIT "A"

1. Reservations in/ deed from The Shevlin-Rixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951, in Volume 246 page 165, records of Klamath County, Oregon, as follows:
"...subject to any and all railroad rights of way, and easements for public and private roads and highway, logging road, telephone, telegraph and power lines, if any there be, in addition to those hereinabove specifically set-out, created by instruments or proceedings shown by the public records of Klamath County, Oregon, or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."
2. Right of Way, including the terms and provisions thereof, given by Betty Ahern to Midstate Electric Cooperative, Inc., dated June 23, 1972, recorded June 23, 1972 in Volume M72 page 6813, Records of Klamath County, Oregon, for transmission line.
3. Building and Use Restrictions for Second Addition to River Pine Estates, dated June 23, 1972, recorded June 23, 1972, in Volume M72 page 6815, Records of Klamath County, Oregon.
4. Reservations and restrictions in the dedication and shown on the plat of Second Addition to River Pine Estates.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day
of April A.D. 19 97 at 2:40 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 12547

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen L. Ross