

37292

K-50426
WARRANTY DEEDVol. 1797 Page 13981

CLYDE A. SEVERSON, as to Parcel 1 and CLYDE A. SEVERSON AND SUSAN C. SEVERSON, TRUSTEES OF THE CLYDE ALVIN SEVERSON TRUST UAD SEPTEMBER __, 1991, as to Parcel 2 Grantor, conveys and warrants to FRED C. RATHBONE, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in KLAMATH County, OR:

EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Easements of record, Conditions and restrictions of record, Rights of way of record,

The true consideration paid for this conveyance is TWENTY FOUR THOUSAND FIVE HUNDRED AND 00/100 (\$24,500.00). () However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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.

Dated this 2 day of May, 1997.

Clyde A. Severson Clyde A. Severson Trustee
CLYDE A. SEVERSON CLYDE A. SEVERSON, TRUSTEE
Susan C. Severson Trustee
SUSAN C. SEVERSON, TRUSTEE

STATE OF OREGON)

County of Jackson) ss.

This instrument was acknowledged before me on the 2nd day of May, 1997 by CLYDE A. SEVERSON, as to Parcel 1 and CLYDE A. SEVERSON AND SUSAN C. SEVERSON, TRUSTEES OF THE CLYDE ALVIN SEVERSON TRUST UAD SEPTEMBER __, 1991, ~~as to Parcel 2~~



April Jean Adams
Notary Public for Oregon
My commission expires: 6/5/00

Until a change is requested,
send all tax statements to:

Grantee:
1470 SW Willow Erook Court
Gresham, OR 97080

Return document to:

Same as above:

EXHIBIT "A"

DESCRIPTION OF PROPERTY

PARCEL 1: Lot 26 in Block 1 of Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 42 in Block 2 of Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lots 3, 4, 5, 11 and 12 in Block 5, Lots 10, 11 and 12, in Block 6, of First Addition to Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way for roadway and telephone line, including the terms and provisions thereof, given by James O. Watts and Martha Watts, husband and wife, to United States of America, acting by and through the Forest Service, U.S.D.A., dated November 26, 1951, recorded June 21, 1952, in Deed Volume 254 page 446, records of Klamath County, Oregon.
2. Right of way for transmission line, including the terms and provisions thereof, given by Owen R. Watts and Virginia M. Watts, husband and wife, and Martha M. Watts, a widow to the California Oregon Power Company, a California corporation, dated August 20, 1958, recorded August 25, 1958, in Deed Volume 302 page 428, records of Klamath County, Oregon.
3. Reservations and restrictions shown on the plat of Bley-Was Heights and First Addition to Bley-Was Heights.
4. Declaration of Covenants, Conditions and Restrictions for Bley-Was Heights and First Addition to Bley-Was Heights, dated June 13, 1974, recorded June 13, 1974, in Volume M74 page 7311, Amended by Instrument recorded in Volume M74 page 8744, Amended by deed recorded in Volume M87 page 20036, Volume M87 page 20098, Volume M88 page 17570, Volume M88 page 17572 and in Volume M95 page 4484, Deed records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, given by Weyerhaeuser Company, a corporation, for the public for utility purposes dated October 9, 1974, recorded October 14, 1974, in Volume M74 page 13390, Deed records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication of First Addition to Bley-Was Heights as follows: "...said plat being subject to: 1) all minimum building setback and other requirements as per RD7000 Property Development Standards. 2) all utility easements of the size and location as shown on the annexed plat. 3) one foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 7th day
of May A.D., 19 97 at 3:13 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 13981

FEE \$35.00

by Bernetha G. Leisch, County Clerk
Kathleen Ross