



30348

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## STATUTORY WARRANTY DEED

GILBERT RHINES

conveys and warrants to JERRY J. MCGUIRE and THERESA P. MCGUIRE, husband and wife, Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee.

Lot 9 in Block 14 of Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

KEY NO. 163913  
2607-1B-8800

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 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 30.910.

The true consideration for this conveyance is \$ 12,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of June 19 97

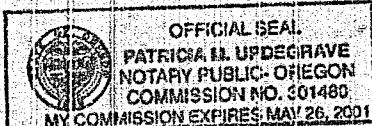
*Gilbert Rhines*  
GILBERT RHINES

STATE OF OREGON  
County of Klamath } ss.

BE IT REMEMBERED, That on this 20 day of June 19 97 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named  
GILBERT RHINES

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE 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 M Updegrae*  
Notary Public for Oregon.  
My Commission expires 5/26/01

Title Order No. K-50913  
Escrow No. 9740265

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
JERRY J. MCGUIRE  
17000 BURGESS RD., BOX 5016  
LAPINE, OR 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address  
JERRY J. MCGUIRE  
17000 BURGESS RD., BOX 5016  
LAPINE, OR 97739

Name, Address, Zip

## EXHIBIT "A"

1. Restrictions shown on the recorded plat and in the dedication of Tract No. 042, Two River North.
2. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion sex, handicap, familial status or national origin, imposed by instrument Recorded : September 16, 1975 in Volume M75 page 11008, Deed records of Klamath County, Oregon, from D-Chutes Estates Oreg. Ltd., a limited partnership to Arthur V. Dixon and Marian I. Dixon, husband and wife

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day  
of June 1997 at 2:16 P o'clock P.M. and duly recorded in Vol. M97,  
of Deeds on Page 19521  
FEE \$35.00 By Bernieha G. Lisch, County Clerk  
Kathleen Rose