

97 JUN 26 P3:34

K-50629

WARRANTY DEED

HELENE M. D. GOODMAN, the Grantor, conveys and warrants to ROBERT G. SIEP and KATHLEEN A. SIEP, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 23 in Block 9 of Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING ONLY the following encumbrances:

1. Taxes for 1997 and thereafter.
2. Reservations and restrictions contained in deed from United States of America to James F. Coburn, et al, dated June 8, 1959, recorded June 11, 1959, in Deed Volume 313, page 275, records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to any existing easements for public pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States maintain, operate or improve the same so long as need for or by the United States. (Dept. Inst., January 13, 1916, 44 L.D. 513)."
3. Reservations and restrictions contained in the dedication of Klamath Forest Estates as follows: "...said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

Until a change is requested, all tax notices shall be sent to the following address:

Mr. & Mrs. Robert G. Siep
60958 Zircon Dr.
Bend, OR 97702

Return to

19996

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 \$6,000.00.

DATED this 10th day of JUNE, 1997.

Helene M. D. Goodman
HELENE M. D. GOODMAN

STATE OF IDaho)
County of NEZ PERCE : ss
JUNE 10, 1997.

PERSONALLY APPEARED the above named HELENE M. D. GOODMAN and acknowledged the foregoing instrument to be her voluntary act and deed.

Gary W. Stone
Notary Public for IDaho
My commission expires 5-22-98.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 26th day
of June A.D. 19 97 at 3:34 o'clock P. M., and duly recorded in Vol. 497
of Deeds on Page 19995.

FEE \$35.00

By Bernetha G. Leach, County Clerk
Kathleen Ross