

40983

Vol. 1797 Page 21946

After recording return to:

DAVID R. BURRITT SR.

PO BOX 5

CRESCENT, OT. 97425

97 JUL 14 P2 45

TITLE ORDER NO: K-50925

KEY ESCROW NO: 41-1015

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

CHESTER M. RAMSEY and BETTY L. RAMSEY, husband and wife Grantor,

conveys and warrants to:

DAVID R. BURRITT SR. and MARYANN L. BURRITT, husband and wife, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 147237

Map No: 24-07-18-A0-04300

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 ORE 30.930.

The true consideration for this conveyance is \$80,000.00. 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.

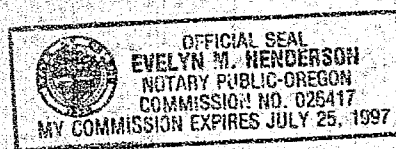
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 11 day of JULY, 1997.

GRANTOR(S):

Chester M. Ramsey
CHESTER M. RAMSEY

Betty L. Ramsey
BETTY L. RAMSEY



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on JULY 11, 1997,
by CHESTER M. RAMSEY and BETTY L. RAMSEY

Evelyn M. Henderson
Notary Public for Oregon

My commission expires: 7-25-97

LOT 13 IN BLOCK 2 OF CRESCENT PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. RESTRICTIONS SHOWN ON THE RECORDED PLAT/PARTITION AS FOLLOWS:
"...SAID PLAT BEING SUBJECT TO: (1) A 25.00 FOOT BUILDING SET-BACK LINE ALONG THE FRONT OF ALL LOTS AND A 20.00 FOOT BUILDING SET-BACK LINE ALONG ALL STREET SIDE LINES. (2) 16.00 FOOT UTILITY EASEMENTS CENTERED ON ALL BACK AND SIDE LINES."
2. RESTRICTIONS UPON USE AND OCCUPANCY CRESCENT PINE OF KLAMATH COUNTY, STATE OF OREGON, RECORDED AUGUST 16, 1972, IN VOLUME M-72 ON PAGE 9167, RECORDS OF KLAMATH COUNTY, OREGON.
3. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: OCTOBER 13, 1987 IN M-87 ON PAGE 18596, RECORDS OF KLAMATH COUNTY, OREGON. FOR: WATERLINE AND MAINTENANCE
4. WE ARE INFORMED THAT A MOBILE HOME IS SITUATED UPON THE HEREIN DESCRIBED LAND. A POLICY OF TITLE INSURANCE DOES NOT INSURE SAID MOBILE HOME OR THE TITLE THERETO, UNLESS THE MOBILE HOME HAS BEEN DE-TITLED AND IS PERMANENTLY AFFIXED TO THE LAND. IF THIS IS SO AND THE MOBILE HOME IS TO BE INSURED AS PART OF THE REALTY, PLEASE ADVISE US IN WRITING THAT SUCH INSURANCE IS DESIRED WITH THE PROOF THAT THE MOBILE HOME IS DE-TITLED.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 14th day
of July A.D. 19 97 at 2:45 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 21946

FEE \$35.00

By Bernetha G. Jentsch, County Clerk
Kathleen R. K.