

K-50952
STATUTORY WARRANTY DEED

DENNIS G. ECCEL, SR. AND TERRENE OHLER, nka TERRENE ECCEL

conveys and warrants to WALTER ZYHYLIJ

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXCEPTIONS WHICH IS MADE A
PART HEREOF BY REFERENCE HERETO

TAX ACCOUNT NOS: 2309 25A 6000 AND M-105613

JUL 24 P 2:12

This property is free of liens and encumbrances, EXCEPT:

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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 \$ 34,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 17 day of July 19 97Dennis G. Eccel Sr.
DENNIS G. ECCEL, SR.Terrene Eccel
TERRENE ~~OHLER~~ ECCEL

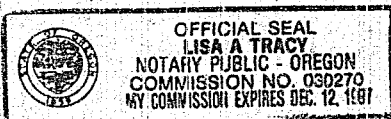
STATE OF OREGON

County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 17 day of July, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DENNIS G. ECCEL SR AND TERRENE ~~OHLER~~ ECCEL

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

Lisa A. Tracy
My Commission expires 12/12/97
Notary Public for Oregon.Title Order No. K-50952Escrow No. 9740276

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WALTER ZYHYLIJP. O. BOX 475MAPLETON, OR 97453

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

WALTER ZYHYLIJP. O. BOX 475MAPLETON, OR 97453

Name, Address, Zip

EXHIBIT "A"

Lot 6 in Block 5 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. 1997-98 Taxes, a lien as of July 1, 1997, but not yet payable.
2. 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 proof that the mobile home is de-titled.
3. Contracts, water rights, proceedings, taxes, and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be.
4. An easement created by instrument, including the terms and provisions thereof;
 Recorded : May 22, 1969, in Volume M69 page 3857, and recorded May 27, 1969, in Volume M69 page 3955,
 Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
 For : right of way
5. Reservations and restrictions in the dedication and as shown on the plat of Jack Pine Village as follows:
 "...dedicate to the use of the public as public ways forever all streets shown on said plat. I also dedicate, donate and convey to Klamath County the areas shown as 'street plugs' on the annexed plat. Said areas to be designated as a public street when the County's governing body determines it necessary."
6. Building and Use Restrictions of Jack Pine Village, recorded May 23, 1969, in Volume M69 page 3870, Deed records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$17,000.00
 Dated : May 4, 1994
 Recorded : May 5, 1994, in Volume M94 page 14270, and re-recorded September 28, 1994, in Volume M94 page 30406, Mortgage records of Klamath County, Oregon
 Grantor : Dennis G. Eccel, Sr and Terrene Ohler
 Trustee : Key Title Company
 Beneficiary : Harold L. Horning and Marjorie L. Horning, husband and wife
 WHICH HEREIN GRANTOR REMAINS FULLY LIABLE FOR.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$13,724.43
 Dated : May 4, 1994
 Recorded : May 5, 1994, in Volume M94 page 14305, Mortgage records of Klamath County, Oregon
 Grantor : Dennis G. Eccel, Sr. And Terrene Ohler
 Trustee : Key Title Company, an Oregon corporation
 Beneficiary : Michael P. Mullikin and Carol M. Mullikin, husband and wife
 WHICH HEREIN GRANTOR REMAINS FULLY LIABLE FOR.
 The beneficial interest under said Trust Deed was assigned by instrument
 Recorded : August 29, 1994, in Volume M94 page 26911, Mortgage records of Klamath County,
 Oregon
 To : John L. Shama and Patricia L. Shania, husband and wife

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 24th day
 of July A.D., 19 97 at 2:12 o'clock P. M., and duly recorded in Vol. M97,
 of Deeds on Page 23548.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Roer