After recording return to: RORY S. WARNER 2583 N.W. 29TH CORVALLIS, OR 97330

43405

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TITLE ORDER NO: K-51116 KEY ESCROW NO: 10-18557

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

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORFORATION)

ROSS W. WARREN and SHIRLEY C. WARREN Crantor,

conveys and warrants to:

RORY S. WARNER, A SINCLE PERSON, Grantee,

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

Lot 4, Block 2, CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

P 3:13

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1. Taxes for the fiscal year 1997-98 a lien not yet payable.

2. Restrictions shown on the recorded plat and contained in the dedication as follows: "...further providing that minimum building set back from State Highway 429 shall not be less than seventy (70) feet from center line. We do also dedicate all utility easements as shown hereon for said purposes forever."

3. Declaration of 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 :October 20, 1970 in Volume M70, page 9343, Deed records of Klamath County, Oregon

Tax Account No: R144221

Map No: 2406-001BD-01800

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 \$12,000.00. 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.

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Dated this day of	. 1997.
GRANTOR (ST :	
Hose w. WARPEN	OFFICIAL SEAL TINA SCHWINABART NOTARY PUBLIC OREGON COMMISSION NO. A036109 MY COMMISSION PAPERS JULY 7, 1533
SHIRLEY C. WARREN	
STATE OF OREGON, County of Benton) ss .
This instrument was acknowledged before	me on Argalite & 1997.

This instrument was acknowledged before me on <u>HOGUS</u> by <u>ROSS W. WARREN and SHIRLEY C. WARREN</u> Vol 2117 1'300 26342



TTTTE ORDEN FOI K-SLL16 EK ELGRON NOI 10-18557

MENT PROTUGATE ... CHUR MARKEN

STATE OF OREGON: COUNTY OF KLAMATH : 55.

Filed for record at req		the 11+5 day
	A.D., 19 97 at 3:13 o'clock P. M., and dul of Deeds on Page 2634	y recorded in Vol. M9.7
FEE \$35.00		G. Leisch, County Clerk
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