

MTC 1396-8490
SPECIAL WARRANTY DEED

KAREN A. FARMER, Grantor, conveys and specially warrants to JOHN K. WARD and JOAN C. WARD, Grantees, the following described real property, free from any encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot Three (3), Block Six (6), JACK PINE VILLAGE.

SUBJECT TO:

Taxes for the fiscal year 1990/91, a lien not yet due and payable.

A 20' building setback as shown on dedicated plat.

Right of way, subject to the terms and provisions thereof, for gas transmission line, recorded September 26, 1960, in Deed Volume 324, Page 290, Deed Records of Klamath County, Oregon in favor of Pacific Gas Transmission Company.

Notice of Location Amending Description of Existing Right of Way, dated February 23, 1962, and recorded in Volume 336, Page 23, Deed Records of Klamath County, Oregon.

Notice of Location Amending Description of Existing Right of Way, dated November 30, 1978, and recorded January 17, 1979, in Volume M79, Page 1274, Microfilm Records of Klamath County, Oregon.

Covenants, conditions and restrictions, but omitting restrictions if any, based on race, color, religion, or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 23, 1969, in Volume M69, Page 3870, Microfilm Records of Klamath County, Oregon.

Rights of Way, subject to the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85, Page 65, and Deed Volume 85, Page 66, all Deed Records of Klamath County, Oregon, over the W1/2 SE1/4, SE1/4 SW1/4 of Section 24, NE1/4 NW1/4 of Section 25 and SE1/4 NE1/4, W1/2 NE1/4, SE1/4 NW1/4 of Section 25 for transmission and distribution of electricity.

An easement created by instrument, subject to the terms and

AFTER RECORDING RETURN TO: John K. & Joan C. Ward
HC 32 Box 135
Gilchrist, OR 97737

27528

provisions thereof, dated May 19, 1969, in favor of Midstate Electric Cooperative, Inc., recorded May 22, 1969, in Volume M69, Page 3857, Microfilm records of Klamath County, Oregon, for construction and operation of electric distribution lines over said addition.

An easement created by instrument, subject to the terms and provisions thereof, dated May 19, 1969, in favor of Midstate Electric Cooperative, Inc., recorded May 27, 1969, in Volume M69, Page 3955, Microfilm records of Klamath County, Oregon, for construction and operation of electric distribution lines over said addition.

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated December 19, 1986, in favor of US Bank, LaPine Branch, recorded December 22, 1986, in Volume M86, Page 23660, Microfilm records of Klamath County, Oregon.

Until a change is requested, all tax statements shall be sent to: X HC 32 Box 135 Gilchrist, Oregon 97737

The true and actual consideration for this conveyance is \$52,000.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 1 24 day of September, 1990.

AMERITILE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Karen A. Farmer
KAREN A. FARMER, Seller

STATE OF OREGON)
County of Klamath) ss.

September 24, 1990.

Personally appeared the above named KAREN A. FARMER and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Dorothy L. Carter
Notary Public for Oregon
My Commission Expires: 3-16-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritile the 21st day of August A.D., 19 97 at 3:38 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 27527

FEE \$35.00

By Bernetha G. Letsch County Clerk