

46030

Vol 1147 Page 31767

After recording return to:

97 SEP 29 P3 29

TITLE ORDER NO: 46656 ATC

HAROLD A. PRIMROSE

KEY ESCROW NO: 29-8675

4279 E. AMAZON DR.EUGENE, OR 97405

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

SAME AS ABOVEAct

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DANNA L. BRADFORD and JOHN R. BRANNON, as tenants in common Grantor,
conveys and warrants to:

HAROLD A. PRIMROSE, 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: 166313

Map No: 2607-1DO-4200

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 \$4,750.00. 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 23rd day of September 1997.

GRANTOR(S):

Danna L. Bradford
DANNA L. BRADFORD

John R. Brannon
JOHN R. BRANNON

STATE OF COLORADO County of Archuleta) ss.

This instrument was acknowledged before me on September 19, 1997,
by DANNA L. BRADFORD

John R. Raloff
Notary Public for Colorado

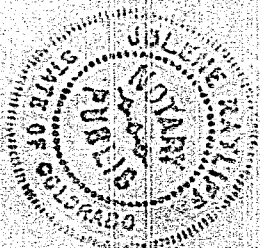
My commission expires: 12-5-98

EXHIBIT "A"

02718

Legal Description:

Lot 6, Block 1, Tract No. 1069, in the County of Klamath, State of Oregon.

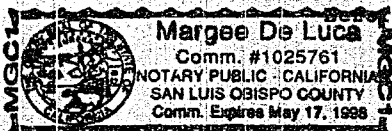
Subject to:

1. 1997-98 taxes, a lien not yet payable.
2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of TRACT NO. 1069.
3. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
4. Easement as shown on the plat:
For: Public Utilities
Affects: 16 foot strip centered on all side and back lot lines.
5. This property lies within and is subject to the levies and assessments of the Two Rivers North Road District.
6. Conditions and Restrictions in Deed:
Book: 142
Page: 264
And Book: 142
Page: 363
As follows: "Subject to all existing rights of way for utilities highways, roads and the like."
7. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded: March 12, 1973
Book: M-73
Page: 2591

As amended by instrument:
Recorded: December 6, 1977
Book: M-77
Page: 23644

As amended by instrument:
Recorded: December 6, 1977
Book: M-77
Page: 23645
8. Easement, including the terms and provisions thereof:
For: Electric transmission and/or distribution line or system
Granted to: Midstate Electric Cooperative, Inc.
Recorded: August 22, 1978
Book: M-78
Page: 18615
Fee No.: 53872
Affects: All roads and lots lines in the Subdivision

STATE OF CALIFORNIA County of San Luis Obispo, ss. 9/23, 1997
Personally appeared the above named John R. Brannon
and acknowledged the foregoing instrument to be his
voluntary act and deed.



Notary Public for California
My Commission expires MAY 17, 1998

31768

31769

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of Sept. A.D. 1997 at 3:29 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 31767

FEE \$40.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross

1. Assessed as shown on the plat.
2. This property lies within and is subject to the laws and
regulations of the two rivers South Bend District.
3. Conditions and Restrictions in Deed
Book: 143
Page: 304
Book: 143
Page: 303
As follows:
"Subject to all existing rights of way for utilities
highways, roads and the like."
4. Declaration of Conditions and Restrictions, and certain other
restrictions based on race, color, religion or national origin
appearing of record:
Recorded: March 13, 1971
Book: 8-77
Page: 3391
As amended by instrument:
Recorded: December 6, 1977
Book: 8-77
Page: 33044
As amended by instrument:
Recorded: December 6, 1977
Book: 8-77
Page: 33048
5. Easements, including the terms and provisions thereof:
Electric Transmission and/or distribution line or system
granted to: Midstate Electric Cooperative, Inc.
Recorded: August 27, 1970
Book: 8-70
Page: 10015
Book: 8-70
Page: 10052
All roads and lot lines in the subdivision
Allotted:

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Bernetha G. Leisch, County Clerk
and acknowledged the foregoing instrument to be
correctly and duly done.

Notary Public for California
My Commission Expires 10/1/98

