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DONALD R & DONA L MORGAN

93901 PITNEY LANE

JUNCTION CITY, OR 97448

Grantor's Name and Address

ALLEN A & HAZEL C ADE

145070 BIRCHWOOD ROAD

HC 61 Box 1228, LAPINE, OR 97739

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

HC 61 Box 1228, 145070 Birchwood Rd.

Lapine, OR 97739

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/mel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

DONALD R & DONA L MORGAN, HUSBAND & WIFE

_____, Grantor,

conveys and warrants to ALLEN A & HAZEL ADE, HUSBAND & WIFE OR SURVIVOR

_____, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, Oregon, to-wit: SEE ATTACHED LEGAL DESCRIPTION EXHIBIT 'A'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): NONE

The true consideration for this conveyance is \$18,000.00 (Here, comply with the requirements of ORS 93.030.)

Dated this 24 day of September, 1997

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.

Donald R Morgan
Dona L Morgan

STATE OF OREGON, County of Deschutes } ss.

This instrument was acknowledged before me on 24 September, 1997

by Donald R Morgan & Dona L Morgan



Sharon L Riffle
Notary Public for Oregon
My commission expires Jan 8, 2001

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LEGAL DESCRIPTION EXHIBIT 'A'

34447

Lot 69 and 70 in Block 1, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account nos: 2310 0034B 0510C and 0520C

SUBJECT TO:

1. Taxes for the fiscal year 1992-93, a lien not yet due and payable.
2. Transmission line easement dated September 13, 1951 and recorded October 9, 1951 in Deed Volume 250 at page 282, records of Klamath County, Oregon.
3. Restrictions as contained in plat dedication, to wit: "Subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot line to provided ingress and egress for construction and maintenance to said utilities, and planting of structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission Line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
4. Articles of Association, imposed by instrument, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
5. Covenants, conditions, restrictions and easements, imposed by instrument, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
6. Easement and release for electric power transmission line recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.
7. An easement for electric right of way created by instrument dated September 19, 1989 and recorded November 13, 1989 in Volume M89, page 2812, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Allen & Hazel Adams the 20th day
of October 1997 at 11:43 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 34446

FEE \$35.00

Bernetha G. Leisch, County Clerk
By Kathleen Riva

EXHIBIT 'A' TO Warrant Deed
GRANTOR: DONALD R & DONNA L MORGAN
GRANTEE: ALLEN A & HAZEL C. ADAMS