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NOV 16 P1:55

WARRANTY DEED

Vol. m98 Page 41733

KNOW ALL MEN BY THESE PRESENTS, That Fred C. Rathbone

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James Bamford + Eileen Bamford WARNER

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Exhibit "A" Attached hereto and made part of
Block 5 Lot 11 and 12
Block 6 Lot 11 and 12

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,500.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of October, 1998;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

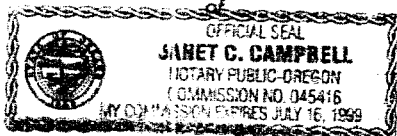
Fred C. Rathbone

STATE OF OREGON, County of Wallowa

This instrument was acknowledged before me on Oct 19, 1998,
by Fred Rathbone

This instrument was acknowledged before me on _____, 19____,
by _____

as _____



Janet C. Campbell
Notary Public for Oregon

My commission expires July 16, 1999

Fred C. Rathbone
1470 SW Willowbrook
Gresham, Or. 97030

Grantor's Name and Address
James and Eileen Bamford WARNER
61011 Hwy. Ct. P.O. Box 536 536
Bly, Or. 97622

Grantee's Name and Address

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

James and Eileen Bamford WARNER
61011 Hwy. Ct. P.O. Box 536 536
Bly, Or. 97622

Until requested otherwise, return all documents to (Name, Address, Zip):

James and Eileen Bamford WARNER
61011 Hwy. Ct. P.O. Box 536 536
Bly, Or. 97622

SPACE RESERVED
FOR
RECORDER'S 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/reel/volume No. _____ on page _____ and/or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL Lot of Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lots 11 and 12 in Block 5, Lots 11 and 12, in Block 5, of First Addition to Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way for roadway and telephone line, including the terms and provisions thereof, given by James O. Watts and Martha Watts, husband and wife, to United States of America, acting by and through the Forest Service, U.S.D.A., dated November 25, 1951, recorded June 21, 1952, in Deed Volume 254 page 446, records of Klamath County, Oregon.
2. Right of way for transmission line, including the terms and provisions thereof, given by Owen R. Watts and Virginia M. Watts, husband and wife, and Martha M. Watts, a widow to the California Oregon Power Company, a California corporation, dated August 20, 1958, recorded August 25, 1958, in Deed Volume 302 page 428, records of Klamath County, Oregon.
3. Reservations and restrictions shown on the plat of Bley-Was Heights and First Addition to Bley-Was Heights.
4. Declaration of Covenants, Conditions and Restrictions for Bley-Was Heights and First Addition to Bley-Was Heights, dated June 13, 1974, recorded June 13, 1974, in Volume M74 page 7311, Amended by Instrument recorded in Volume M74 page 8744, Amended by deed recorded in Volume M87 page 20036, Volume M87 page 20098, Volume M88 page 17570, Volume M88 page 17572 and in Volume M95 page 4484, Deed records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, given by Weyerhaeuser Company, a corporation, for the public for utility purposes dated October 9, 1974, recorded October 14, 1974, in Volume M74 page 13390, Deed records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication of First Addition to Bley-Was Heights as follows: "...said plat being subject to: 1) all minimum building setback and other requirements as per RD7000 Property Development Standards. 2) all utility easements of the size and location as shown on the annexed plat. 3) one foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed."

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title the 7th day of May A.D. 1997 at 3:13 o'clock P. M., and duly recorded in Vol. M97 on Page 13981

FEE \$35.00

INDEXED

by Bernetha G. Letsch, County Clerk

PART AS ABOVE:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of J. Warner the 16th day of Nov A.D. 1998 at 1:55 o'clock P. M., and duly recorded in Vol. M98 on Page 41733

FEE \$35.00

By Bernetha G. Letsch, County Clerk