

1992 JUL 15 PM 3:42
99-24641

AFTER RECORDING RETURN TO:

vinerTitle 733166-61W

2:30

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UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS

no change

Vol M99 Page 28405

AFTER RECORDING RETURN TO:

Miranda
26403 Rocky Pt.
K. Falls, OR. 971601

GRANTOR:

George W. Walker and Lois I Walker

GRANTEE:

Edward A. Miranda and Bernadette A. Miranda

*** This Warranty Deed is being re-recorded in the correct County ***

CONSIDERATION: \$28,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **GEORGE W. WALKER** and **LOIS I. WALKER**, husband and wife, hereinafter called the Grantors, convey and warrant to **EDWARD A. MIRANDA** and **BERNADETTE A. MIRANDA**, husband and wife, hereinafter called the Grantees, the following described real property free of encumbrances except as specifically set forth herein:

A tract of land situated in the NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Starting from the Northwest corner NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East a distance of 596.39 feet; thence South a distance of 223.26 feet to an iron pin, the point of beginning; thence South, a distance of 74.83 feet to an iron pin; thence South 69° 26' 53" East, a distance of 131.65 feet to an iron pin; thence Northerly on the Westerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 100 feet to an iron pin; thence North 80° 37' 11" West a distance of 151.61 feet more or less to the point of beginning.

SUBJECT TO:

- (1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
- (2) Agreement, including the terms and provision thereof, between Herbert Fleishhacker, et ux, and The California Oregon Power Company, recorded February 15, 1924, in Book 63, at Page 459, records of Klamath County, Oregon.
- (3) Easement, including the terms and provisions thereof, for transmission and distribution of electricity granted to The California Oregon Power Company, recorded November 8, 1955, in Book 279, at Page 99, records of Klamath County, Oregon.
- (4) Grant of Overhang Easement, including terms and provisions thereof, granted to Pacific Power and Light Company, recorded May 15, 1959, in Book 312, at Page 440, records of Klamath County, Oregon.
- (5) Easement, including the terms and provisions thereof, for transmission and distribution of electricity granted to The California Oregon Power Company, recorded August 26, 1969, in Book 323, at Page 590, records of Klamath County, Oregon.

1. WARRANTY DEED
Walker - Miranda

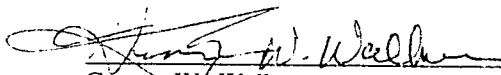
- (6) Reservations, restrictions and easements, including the terms and provisions thereof as contained in instrument from Robert Sloan to John J. Ruger, et ux, recorded May 20, 1974 in Book M-74 at Page 6249, Microfilm Records of Klamath County, Oregon. to-wit:

"Subject to the following building and use restrictions, to-wit: (1) That grantees will not suffer or permit any unlawful, unsightly, or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood. (2) That said premises will be developed, sold and used solely as a residence or summer home site. (3) That the foregoing restrictions shall run with and bind the above described real property for the benefit of all lots in Sportsman Park, First Addition to Sportsman Park, Second Addition to Sportsman Park, Third Addition to Sportsman Park and Pelican Acres, and for the benefit of all other lands in Sec. 3, Twp 36 S., R 6 EWM, Klamath County, Oregon, now owned by grantors or grantees or by both of them and the grantees, their heirs or assigns covenants and agree to observe and comply with said restrictions."

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 USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

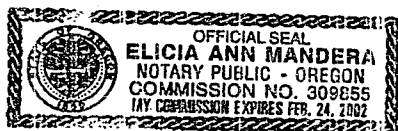
The true consideration for this conveyance is \$28,000.00.

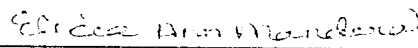
IN WITNESS WHEREOF, Grantor has executed this instrument this 23rd day of April, 1999.


George W. Walker

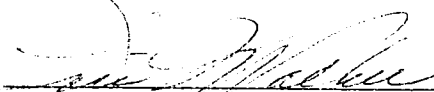
STATE OF OREGON)
) ss.
County of Douglas)

Personally appeared the above-named and acknowledged the foregoing instrument to be his voluntary act and deed. Before me, this 23rd day of April, 1999.

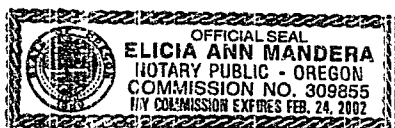


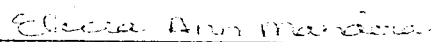

Notary Public for Oregon.
My commission expires: 02-24-02

STATE OF OREGON)
) ss.
County of Douglas)


Lois I. Walker

Personally appeared the above-named and acknowledged the foregoing instrument to be his voluntary act and deed. Before me, this 23rd day of April, 1999.




Notary Public for Oregon.
My commission expires: 02-24-02

99-24641

28407

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

MAY 04 1999

2:30 PM
Linda Smith
COUNTY CLERK

State of Oregon, County of Klamath
Recorded 7/15/99, at 3:42 p. m.
In Vol. M99 Page 28405
Linda Smith,
County Clerk Fee \$ 40- RA