

# WESTERN TITLE & ESCROW

Vol M99 Page 45823

AFTER RECORDING MAIL TO:

RICHARD MITCHELL

614 18TH STREET, SP. B

LA GRANDE, OREGON 97850

1999 NOV 18 PM 1:38

MAIL TAX STATEMENTS TO:

RICHARD MITCHELL

614 18TH STREET, SP. B

LA GRANDE, OREGON 97850

ORDER NO.: 991400264

299-115

## STATUTORY WARRANTY DEED

TOM SCOTT AND BERNARD RIESTERER AS TENANTS IN COMMON

GRANTOR, conveys and warrants to

RICHARD MITCHELL AN INDIVIDUAL

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in **KLAMATH** County, Oregon, to wit:

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

This property is free from encumbrances, EXCEPT:

SEE "EXCEPTIONS" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$9,000.00

(Here comply with the requirements of ORS 93.030)

Tax ID #: 2309013CG02300

Serial #: 130717

Dated: November 09, 1999

*Thomas L. Scott*

TOM SCOTT

*Bernard Riesterer*

BERNARD RIESTERER



STATE OF OREGON )

COUNTY OF Washou )

This instrument was acknowledged before me on

November 15, 1999

by TOM SCOTT AND BERNARD RIESTERER

*Marjorie L. Lowers*  
Notary Public in and for the State of OREGON  
My commission expires: May 4, 2002

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## LEGAL DESCRIPTION:

Lot 10, in Block 20, Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO THE FOLLOWING EXCEPTIONS:

Reservations and Restrictions, including the terms and provisions thereof,  
 Recorded : March 28, 1951 in Volume 246 page 165, Deed records of Klamath County, Oregon  
 From : the Shevlin-Hixon Company  
 To : Brooks-Scanlon, Inc.

As follows: "...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there may be, in addition to those hereinabove specifically set out created by instruments or proceedings shown by the public records of Klamath County, Oregon or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."

1. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument in the dedication and shown on the plat of Third Addition to River Pine Estates, as follows: "...said plat being subject to building setback lines, irrigation easements, road easement, and street reservation strip as shown on annexed map."

2. An easement created by instrument, including the terms and provisions thereof;  
 Dated : June 5, 1973  
 Recorded : June 5, 1973 in Volume M73 page 6939, Deed records of Klamath County, Oregon  
 From : Betty Ahern  
 To : Midstate Electric Cooperative, Inc.

3. Building and Use Restrictions, including the terms and provisions thereof,  
 Recorded : June 5, 1973 in Volume M73 page 6940, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath  
 Recorded 11/18/99, at 1:38 p. m.  
 In Vol. M99 Page 45823  
 Linda Smith,  
 County Clerk Fee \$ 35<sup>00</sup>