

02 JUN 14 PM2:33

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When recorded return to:

Juniper Properties
JoElla Sargent, Trustee
C/o: 1224 NE Walnut St. #342
Roseburg, [97470]
Oregon

State of Oregon, County of Klamath
Recorded 06/14/2002 2:33 p.m.
Vol M02, Pg 34849-50
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Mail Tax Statements to:

Space above this line for recorders use only

oc
Juniper Properties
JoElla Sargent, Trustee
C/o: 13946 Tulloch Rd.
Jamestown, [95327]
California

WARRANTY DEED

Know all men by these presents: That, Lawrence James Saccatto, Trustee, Juniper Properties for no consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever grant to "JUNIPER PROPERTIES", JoElla Sargent, as Successor Trustee, and any successor Trustee(s), under the terms of a land trust organization dated September 10, 2000; and known as JUNIPER PROPERTIES,

All that real property in the unincorporated area described as follows:

✓ Lots 5 and 6, Block 2, WILLIAMSON RIVER ESTATES, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, Dated February 11, A.D 1949, and Recorded, March 1, 1949 in volume 229, page 161, Deed records of Klamath County, Oregon, in favor of: The California Oregon Power Co., a California corporation, for 10' wide pole line. (No exact location given)
2. Easements and restrictions as reserved in plat dedication, to wit:
 - (1) A one street plug as shown on annexed plat to be removed when adjoining property is subdivided.
 - (2) A sixteen foot drainage easement on the back and centered on the side lines of Lots 5 and 6, Block 2.
 - (3) A 16 foot easement on the back of all lots for future public utilities.
 - (4) Building set back lines as shown on annexed plat.
 - (5) Plans for water supply and sewage disposal systems must be approved for each lot by Klamath County Health Department.
 - (6) Additional restrictions as provided in the recorded protective covenants.
3. Building set back lines 20 feet from the street as shown on dedicated plat.

4. Covenants, conditions and restrictions, but omitting restriction, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, Recorded December 12, 1962 in volume 342, page 21, Deed Records of Klamath County, Oregon and amended July, 19, 1966 in Volume M66, page 7318, Microfilm Records of Klamath County, Oregon.

Tax Lot No. _____, Ref. No. M01 Page 5926.

TO HAVE AND TO HOLD the said real and/or other property(ies) with appurtenances and for the purposes stated herein. That every Warranty deed, trust deed, mortgage, lease, or other instrument executed by said owner in relation to said property shall be conclusive evidence in favor of every person relying upon any such conveyance, lease, or other instrument, have been properly executed and are fully vested with all of the title, interests, estate, rights, powers, authorities, duties, and obligations of any predecessor(s). That the interest of each person here under and all persons claiming under them, shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real property, and such interest is hereby expressly declared to be private property.

Executed on 6-12-02.

GRANTOR: Lawrence James Saccatto "Trustee"
Lawrence James Saccatto, Trustee JUNIPER PROPERTIES

Acknowledgment

State of Oregon)
) ss.
County of Douglas)

On 6-12-02, before me LIN STROHMEIER personally appeared

LAWRENCE JAMES SACCATTO "Trustee", personally known to me ☒ or ☐ proved to me on a basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(s), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Lin Strohmeier Seal:
Official Signature
My Commission expires 5/27/03

