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04/22/2009 03:45:13 PM

Fee: \$26.00

Tax Statement mailed to:

Darren and Jennifer Roe

4849 Summers Lane

Klamath Falls OR 97603

WARRANTY DEED

VAL A. BUBB, Grantor, conveys and warrants to DARREN F. ROE, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

✓ Lots 11, 12 and 13, HARRIMAN PARK, in the County of Klamath, State of Oregon

SUBJECT TO:

1. This property lies within and is subject to the levies and assessments of the Fire Patrol District.

2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Harriman Park.

3. Agreement, including the terms and provisions thereof regarding control of water between Herbert Fleishhacker, et ux. and Pacific Power & Light Company recorded February 15, 1924 in Book 63, Page 459, Official Records of Klamath County, Oregon.

4. Agreement, including the terms and provisions thereof between Gus G. Johnson and Olive M. Johnson, husband and wife and Raymond W. Sykes recorded December 19, 1952 in Book 258, Page 287, Official Records of Klamath County, Oregon, as corrected by instrument recorded December 27, 1952 in Book 280, Page 146 as Fee No. 6645 of said Official Records.

5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded June 22, 1956 in Book 284, Page 304, Official Records, Klamath County, Oregon and amended by instrument recorded August 30, 1956 in Book 286, Page 286, said Official Records.

6. Conditions and Restrictions in Deed recorded October 24, 1958 in Book 305, Page 272, Official Records, Klamath County, Oregon.

7. Conditions and Restrictions in Deed recorded October 19, 1971 in Book M-71, Page 10957, Official Records, Klamath County, Oregon.

The true and actual consideration for this transfer is \$43,400.

Until a change is requested, all tax statements shall be sent to the following address: 27338 Rocky Point Rd
Klamath Falls OR 97601

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.

26- Dated this 23rd day of January, 1995.

Val A. Bubb
Val A. Bubb

STATE OF OREGON)

SS.

County of Jackson)

On the 23rd day of January, 1995, personally appeared VAL A. BUBB and acknowledged the foregoing Warranty Deed to be his voluntary act and deed.

Before me:

J. J. J. J.
Notary Public for Oregon
My Commission Expires: _____

