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STATUTORY WARRANTY DEED

ROBERT E. STOCKWELL and VERDELL M. STOCKWELL. Grantors,
convey and warrant to FRANK E. SAMSEL and ROBERTA E. SAMSEL, Husband and wife
Grantees, the following described real property, free of
encumbrances except as specifically set forth herein:

Lot 7, Box 1, Rolling Hills Subdivision, Tract 1099
according to the official plat thereof on file in the
records of Klamath County, Oregon.

Subject to and excepting:

1. Restrictions and easements as contained in plat dedication, to-wit: (1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (5) Access to Reeder Road, a county road, is hereby vacated for lot 5, Block 1 and lot 7, Block 2. (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for lots 1, 9, 10, 11, 13, 14 and 15, Block 1 and all of Block 3. (7) Drainage easements as shown on the annexed plat.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 16, 1974 in Volume M74, page 13496, and amended by instrument recorded October 1, 1975 in Volume M75, page 11919, all Microfilm Records of Klamath County, Oregon.

After rec. return to:

First Federal
540 Main

5497

3. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded October 15, 1974 in Volume M74, page 13469, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$44,900.00.

Until a change is requested, all tax statements are to be sent to the following address:

8707 Rocking Horse Road, Klamath Falls, Oregon 97601

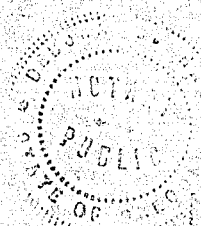
Dated this 31 day of March, 1977.

Robert E. Stockwell
Verdell M. Stockwell

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

March 31, 1977.

Personally appeared the above named ROBERT E. STOCKWELL and VERDELL M. STOCKWELL and acknowledged the foregoing instrument to be their volunatry act and deed.



Before me:

Delora S. Hart
Notary Public for Oregon
My Commission Expires: 3/9/81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of APRIL A.D., 19 77 at 3:43 o'clock P M., and duly recorded in Vol. M 77, of DEEDS on Page 5496.

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Harold Drazic Deputy