

As Walter L. Whitson_____, Grantor,
conveys and warrants to David D. Batson and Sharon K. Batson, husband and wife,

_____, Grantee,

the following described real property free of encumbrances except as specifically set forth herein situated in Klamath
County, Oregon, to-wit:Lot 2 in Block 4 of Tract 1074 Leisure Woods, according to the Official Plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.The said property is free from encumbrances except: as set forth in the Exhibit "A" attached hereto
and by reference incorporated herein.The true consideration for this conveyance is \$ EXCHANGE OF OTHER PROPERTYThis instrument does not guarantee that any particular use may be made of the property described in this instrument, a buyer should check with
the appropriate city or county planning department to verify approved uses.Dated this 26th day of October, 19 84.Walter L. Whitson
(Walter L. Whitson)STATE OF OREGON, County of Lane) ss. October 26th, 19 84
Personally appeared the above named Walter L. Whitsonand acknowledged the foregoing instrument to be his voluntary act and deed.Before me: Eileen Stephens
Notary Public for Oregon9-14-85
My Commission ExpiresGrantee's Address: 8285 Oregon Street, Springfield, Oregon 97478AFTER RECORDING RETURN TO: Lane Escrow & Title Co. P.O. Box 1456, Eugene, Oregon 97447

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1. Reservations and restrictions in the dedication of Leisure Woods, as follows: "...said plat being subject to: A 25 foot sideyard building setback; a 50 foot front line building setback and a 25 foot rear setback; Building and Land Use Restrictions as filed and recorded in Klamath County Recorder's Records; and easements and right of ways shown on sheets one through three of Official plat of Leisure Woods, Tract No. 1074, County of Klamath, Oregon. No sanitary facilities, (septic tank and drainfield can be located on slopes in excess of 20%)"

2. Deed Restrictions for Tract 1074, Leisure Woods, including the terms and provisions thereof, recorded April 26, 1973, in Volume M73 page 4975 and Amendment to Deed Restrictions recorded December 3, 1975, in Volume M75 page 15196, Deed records of Klamath County, Oregon.

3. Right of Way easement, including the terms and provisions thereof, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated July 24, 1973, recorded July 24, 1973, in Volume M73 page 9530, Deed records of Klamath County, Oregon.

4. Trust Deed, including the terms and provisions thereof, executed by Leisure Lodge, Inc., as grantors to Title Insurance and Trust Company, as trustee for Salvatore Strazzeri, Trustee for Strazzeri Enterprises, Inc., Pension Plan and Trust Agreement, beneficiary, recorded February 4, 1977, in Volume M77 page 2173, Mortgage records of Klamath County, Oregon.

5. Contract of Sale, including the terms and provisions thereof, by and between Leisure Lodge, Inc., a California corporation, seller and Ted A. King and Dorothy M. King, husband and wife, dated October 27, 1979, recorded April 9, 1980, in Volume M80 page 6564, Deed records of Klamath County, Oregon.

6. Contract of Sale, including the terms and provisions thereof, by and between Ted A. King and Dorothy M. King, husband and wife, vendors and Walter L. Whitson and Nadia V. Whitson, husband and wife, vendees, as disclosed by Memorandum of Land Sale Contract, dated October 19, 1981, recorded October 21, 1981, in Volume M81 page 18385, Deed records of Klamath County, Oregon.

Bargain and Sale Deed from Naida V. Whitson to Walter Whitson, dated November 21, 1983, recorded December 6, 1983, in Volume M83 page 20818, Deed records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 30th day of October A.D. 19 84
at 11:41 o'clock A M, and duly
recorded in Vol. M84 of Deeds
page 18550

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00