

WARRANTY DEED

THOMAS F. DELLA-ROSE, Successor Trustee for Phoebe Chavez, and NEAL G. BUCHANAN, Successor Trustee for Florence McKee, Grantors, convey and warrant to RICHARD J. CABRAL and LYNNE CABRAL, husband and wife, Grantees, the following real property free of encumbrances except as specifically set forth below:

Government Lot 1 (NE $\frac{1}{4}$ of the NE $\frac{1}{4}$) and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Sprague River Highway.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO United States Statutes and regulations issued thereunder, liens and assessments for irrigation and drainage rights, if any there may be, not appearing of record and arising from the fact the lands are within the boundaries of Klamath Indian Reservation.

ALSO SUBJECT TO assessment of the premises for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

ALSO SUBJECT TO rules and regulations of Fire Patrol District.

ALSO SUBJECT TO reservations set forth in deed from United States of America to Theodore A. Crume, dated February 26, 1959, recorded March 9, 1959, in Book 310 at page 371, Deed Records of Klamath County, Oregon.

ALSO SUBJECT TO easement, including the terms and provisions thereof for telephone right of way, granted to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation, recorded January 9, 1985, Volume M-85 at page 309, Deed Records of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is FIFTEEN THOUSAND FIVE HUNDRED DOLLARS (\$15,500.00).

DATED this 15th day of June, 1989.

TRUST ESTATE OF FLORENCE MCKEE

by Neal G. Buchanan
NEAL G. BUCHANAN
Successor Trustee

TRUST ESTATE OF PHOEBE CHAVEZ

by Thomas F. Della-Rose
THOMAS F. DELLA-ROSE
Successor Trustee

99 JUN 15 PM 3 55

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 16th day of June 1989, by THOMAS F. DELLA-ROSE, Successor Trustee for Phoebe Chavez.

Barlene J. Adair
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-22-93

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 15th day of June 1989, by NEAL G. BUCHANAN, Successor Trustee for Florence McKee.

Barlene J. Adair
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-22-93

GRANTORS NAME AND ADDRESS:
Thomas Della-Rose & Buchanan
122 So. 5th
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:
Richard and Lynne Cabral

AFTER RECORDING, RETURN TO:
Thomas F. Della-Rose
122 So. 5th
Klamath Falls, OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To:

Mr. & Mrs. Richard Cabral
HC 63, Box 595
Chiloquic, OR 97624

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of June, 1989, at 3:55 o'clock P.M., and recorded in Book M89 on Page 10815 or as File Reel Number 1575, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: Barlene J. Adair
Deputy

Fee \$13.00