

STATUTORY BARGAIN AND SALE DEED

Roberta J. Koertje, formerly Roberta J. Anderson, Grantor, conveys to Roberta J. Koertje and Howard L. Koertje, the following described real property:

Lot 2 in Block 8 FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims or easement of encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

4. Reservations and restrictions contained in the dedication of Keno Whispering Pines as follows: "... said plat being subject to the following restrictions: 1. A building set-back line and future public utilities easements as shown on the annexed plat.

5. Any easements or right-of-way of record and any further restrictions as shown in the recorded protective covenants."

6. Declaration of restrictions and reservations dated August 29, 1967, recorded August 31, 1967 in Volume M-67 page 6837, Microfilm records of Klamath County, Oregon.

The true and actual consideration of this conveyance is \$1.00.

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

At: Roberta J. Koertje
Howard L. Koertje
343 Donald Street
Klamath Falls, OR 97601

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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.

DATED this 15th day of September, 1989.

Roberta J. Koertje
ROBERTA J. KOERTJE
ROBERTA J. ANDERSON

STATE OF OREGON)
County of Klamath) ss.:

The foregoing instrument was acknowledged before me this 15th day of September, 1989, by Roberta J. Koertje.

Wickie Y. Baker
NOTARY PUBLIC FOR OREGON
My Commission Expires:

8-21-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Roberta J. Koertje the 15th day of Sept. A.D., 19 89 at 11:44 o'clock AM., and duly recorded in Vol. M89 of Deeds on Page 17403.

FEE \$13.00

Evelyn Biehn County Clerk
By Dorinda Mullendore