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**SPECIAL WARRANTY DEED—STATUTORY FORM**  
INDIVIDUAL GRANTOR

JAMES J. LEWIS and CHRISTINE L. LEWIS, husband and wife, Grantor,  
conveys and specially warrants to JOHN ANTHONY CUPP and PATRICIA JANE CUPP, husband and wife, Grantee,  
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

Lot 14, MODOC POINT, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of MODOC POINT.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.

3. Easement as disclosed by instrument: For: water distribution and sewage disposal  
Recorded: July 6, 1946; Book: 191; Page: 493

(cont. on reverse)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free of all encumbrances created or suffered by the Grantor except

The true consideration for this conveyance is \$ 16,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of December, 1989

JAMES J. LEWIS  
CHRISTINE L. LEWIS

STATE OF OREGON, County of Klamath ) ss. December 19, 1989  
Personally appeared the above named James J. Lewis and Christine L. Lewis

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *W. Darlene J. Addington*  
Notary Public for Oregon—My commission expires: March 22, 1993.



<b>SPECIAL WARRANTY DEED</b>	
James J. and Christine L. Lewis	GRANTOR
John Anthony and Patricia Jane Cupp	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
Mr. & Mrs. John Anthony Cupp	
P.O. Box 1914	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
Mr. & Mrs. John Anthony Cupp	
Address as above	
NAME, ADDRESS, ZIP	

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON

County of \_\_\_\_\_ ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

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4. Easement, including the terms and provisions thereof:

For private water system

Granted to: Richard L. Hoggarth and others

Recorded: January 3, 1961

Book: 326

Page: 360

Affects: a portion of said Lot 14 and other property

"THIS INSTRUMENT WILL NOT ALLOW  
USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF  
APPLICABLE LAW, USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING THE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day  
of Dec. A.D., 1969 at 4:05 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 24489

FEE \$13.00

Evelyn Biehn County Clerk  
By Quinn Mulholland