

WARRANTY DEED

(Statutory Form)

DAVID J. BROWN and QUEEN E. BROWN, Husband and Wife,  
Grantors, convey and warrant to DONALD J. EVANS and JUANITA I.  
EVANS, Husband and Wife, Grantees, the following real property  
free of encumbrances except as specifically set forth below:

Lot 14, Block 9, Tract 1027, MT. SCOTT MEADOWS,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

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: Covenants, conditions and restrictions  
as shown on the recorded Plat, as follows:

"Said plat being subject to the following  
restrictions:

1. A 25 foot Building Set-Back Line along the  
front of all lots, and a 20 foot Building Set-Back  
along all side and back lot lines.
2. A 20 foot public utilities easement centered  
on the back and side lines of all lots, said  
easement to provide ingress and egress for the  
construction of and maintenance of said utilities.
3. No direct access to lots for U.S. Highway 97  
except accesses approved or of record.
4. A non-exclusive easement of access to all  
existing wells, irrigation structures, drainage  
canals, and drainage ditches, including Scott  
Creek and the canals, together with access rights  
for purposes of maintenance and repair as shown on  
the annexed plat."

ALSO SUBJECT TO: An easement created by instrument,  
subject to the terms and provisions thereof,

Dated: June 1, 1973

Recorded: June 19, 1973

Volume: M73, Page 7668 and 7669, Microfilm Records of  
Klamath County, Oregon

In Favor Of: Midstate Electric Cooperative, Inc.

For: Electric transmission lines

ALSO SUBJECT TO: covenants, conditions and  
restrictions, but omitting restrictions, if any, based  
on race, color, religion or national origin, imposed by  
instrument, subject to the terms and provisions  
thereof,

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Recorded: July 9, 1973  
 Volume: M73, Page 8718, Microfilm Records of  
 Klamath County, Oregon.

ALSO SUBJECT TO: Covenants, conditions and restrictions containing, among other things, provisions for levies and assessments of the Mt. Scott Meadows aka Mt. Scott Pines Homeowner's Association.

ALSO SUBJECT TO: Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof,

Recorded: July 9, 1973  
 Volume: M73, Page 8724, Microfilm Records of  
 Klamath County, Oregon.

ALSO SUBJECT TO: Reservation of oil, gas and other mineral and hydrocarbon substances beneath the surface thereof, subject to the terms and provisions thereof, contained in Agreement of Sale from The Bank of California, dated October 5, 1976 and recorded December 1, 1982 in Volume M82, Page 16445, Microfilm 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 \$4,000.00.

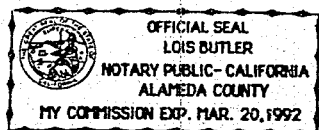
DATED this 16 day of September 1988.

David J. Brown  
 David J. Brown

Queen E. Brown  
 Queen E. Brown

CALIFORNIA  
 STATE OF ~~OREGON~~ / County of Alameda ) ss.

THIS INSTRUMENT was acknowledged before me this 16th day of September 1988, by DAVID J. BROWN and QUEEN E. BROWN.



Lois Butler  
 NOTARY PUBLIC FOR ~~OREGON~~ CALIFORNIA  
 My Commission Expires: 3-20-92

GRANTORS NAME AND ADDRESS:  
David J. & Queen E. Brown

GRANTEES NAME AND ADDRESS:  
Donald J. & Juanita I. Evans  
HC 63 Box 317  
Chiloquin, OR 97624

AFTER RECORDING, RETURN TO:  
Donald J. & Juanita I. Evans  
HC 63 Box 317  
Chiloquin, OR 97624

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

Donald J. & Juanita I. Evans  
HC 63 Box 317  
Chiloquin, OR 97624

STATE OF OREGON           )  
                                   ) ss.  
 County of Klamath        )

I certify that the within instrument was received for record on the 26th day of July, 1990, at 9:21 o'clock A.M., and recorded in Book M90 on Page 14869 or as File Reel Number 18063, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
 By: *Pauline Muelendore*  
       Deputy

Fee \$38.00