

WARRANTY DEED

AFTER RECORDING RETURN TO:
VINETTA S. ALMQUIST

Rt 3 Box 560
Kaufman, TX 75142

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CECIL P. BILL AND ALBERTA A. SELF, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to VINETTA S. ALMQUIST hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 10, Block 28, NIMROD RIVER PARK FOURTH ADDITION, in the
County of Klamath, State of Oregon.

CODE 10 MAP 3610-1200 TL 300

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Conditions,
Restrictions as shown on the recorded plat of Nimrod River Park
Fourth Addition, 2) Subject to rules and regulations of Fire
Patrol District, 3) this property lies within and is subject to
the levies and assessments of the Nimrod Park Sanitary
District, 4) This property lies within and is subject to the
levies and assessments of the Nimrod Park Road District. All
contracts, proceedings, taxes and assessments relating to the
"Special Road District Nimrod Park" (Improvement District), and
all rights of way for roads, ditches, canals and conduits, if
any, there may be. The order creating the improvement district
was recorded March 17, 1966 in Book M-66 at page 232. 5) Any
improvement located upon the insured property, which constitutes
a mobile home as defined by Chapter 801, Oregon Revised
Statutes, is subject to registration and taxation as therein
provided and as provided by Chapter 308, Oregon Revised
Statutes. 6) All matters arising from any shifting in the
course of the Sprague River, including but not limited to
accretion, reliction and avulsion. 7) Right, title or interest
of the public, including governmental bodies in and to that
portion of said premises lying below the ordinary high water
line of the Sprague River and public rights of fishing and
recreation in and to the shoreline of said river. 8) Terms and
provisions as set forth in Land Status Report recorded October
17, 1958 in book 305 at page 30, Deed Records, as follows: (a)
Right of way of United States of America, its successors or
assigns, for 20 foot road (Drew's Road, Rout S-60 (1) approved
by Elmo Miller, Superintendent on April 30, 1958, over Lots 18
and 10, Section 12, Township 36 South, Range 10 East of the
Willamette Meridian, Oregon, pursuant to the provisions of the
Act of February 5, 1948 (62 Stat. 17). (b) The above described
property is subject to all other existing easements for public
highways, for public utilities and for railroads, and
pipelines and for any other easements or rights of way of
record, and there is hereby reserved any and all roads, trails,
telephone lines, etc., actually constructed by the United
States, with the rights of the United States to maintain,
operate or improve the same so long as needed or used for or by
the United States. (Sept. Instr. January 13, 1916, AS L.S.
713) (Affects Lots 17, 18, 19, and 10 in Section 12, Twp 36
S., R. 10 E.W.) 9) Declaration of Conditions and Restrictions,
but limiting any restrictions based on race, color, religion or
national origin appearing of record: Recorded March 13, 1967 in
Book M-67 at page 1751. As amended by instrument: Recorded on
July 6, 1967 in Book M-67 at page 5062.

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and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$55,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

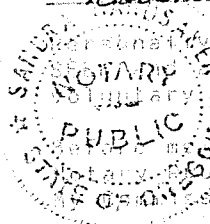
IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of October, 1990.

Cecil R. Self
CECIL R. SELF

Alberta A. Self
ALBERTA A. SELF

STATE OF Oregon, County of Klamath ss.

November 5, 1990.

 I, Sandra Handsacher, Notary Public for OREGON, do hereby certify that the above named CECIL R. SELF AND ALBERTA A. SELF personally appeared before me and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day of Nov. A.D., 19 90 at 3:37 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 22512.

Evelyn Biehn - County Clerk

FEE \$33.00

By Quinn Mulendore