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#02036122 WARRANTY DEED

Vol. m 9/ Page 3974

AFTER RECORDING RETURN TO: MATTHEW A. DUCHARME CINDY L. STONEFIELD P.O. Box 153 Dairy, OR 7625

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

DELBERT E. MASSEY and FRANCES MASSEY, husband and wife hereinafter called GRANTOR(S), convey(s) to MATTHEW A. DUCHARME and CINDY L. STONEFIELD, not as tenants in common, but with full rights of survivorship hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The W 1/2 SW 1/4, Section 26, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3611-2600 ΤĿ 600 CODE 8 MAP 3611-2600 TL 1500

"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 and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2) Subject to rules and regulations of Fire Patrol District. 3) 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 texation as therein Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised 4) Reservations of all subsurface rights, except Statutes. water, in trust to Roselda Turner Jackson Decker Lawvor, et vir, including the terms and provisions thereof, as disclosed by instrument recorded December 2, 1957 in Book 296 at page 63, Deed Records of Klamath County, Oregon. (Affects SW 1/4 Sec. 26, Twp 36 S., R 11 EWM.) 5) Easement, including the terms and provisions thereof: For: Telephone line right of way easement; Granted to: Telephone Utilities, Inc., an Oregon Corporation; Recorded on November 2, 1988 in Book M-88 at page 18625. 6) Agreement for Easement, including the terms and provisions thereof: for: Ingress and egress; Between Letha L. key and Granted to: Robert W. and Lou Ellen Denney, husband and wife, recorded on July 25, 1990 in Book M-90 at page 14809.

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 \$32,000.00. and the second second

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 4th day of March, 1991.

elbert Marsey DELBERT E. MASSEY

STATE OF OREGON, County of KLAMATH)ss.

Continued on next page

FRANCES MASSEY

Francis Masse

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