

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD J. WHITE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

D & S PROPERTIES

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT 'A'

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 280,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of October, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
October 31, 19 91

Personally appeared the above named
EDWARD J. WHITE

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

Before me: Linda L. Hau
Notary Public for Oregon
My commission expires: 5-1-95



OFFICIAL SEAL
LINDA L. HAU'S
NOTARY PUBLIC - OREGON
COMMISSION NO. 006457
MY COMMISSION EXPIRES MAY 01, 1995

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

, 19 ____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)



OFFICIAL SEAL
LINDA L. HAU'S
NOTARY PUBLIC - OREGON
COMMISSION NO. 006457
MY COMMISSION EXPIRES MAY 01, 1995

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

EDWARD J. WHITE
7904 KELLER ROAD
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

D & S PROPERTIES
1041 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

D & S PROPERTIES
1041 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

D & S PROPERTIES
1041 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

1. Regulations, including levies, liens, assessments, rights of way and easements of
Crescent Water & Sewer Service Association

2. Covenants, conditions and restrictions as shown on the recorded plat, as follows:

" hereby dedicated and convey to the public use forever all streets and utility easements; said plat being subject to that singular highway entry permitted for Ozmar Lane."

3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded November 5, 1980 in Volume M80, page 21385, Microfilm Records of Klamath County, Oregon.

4. An easement created by instrument, subject to the terms and provisions thereof,

Dated May 5, 1988
Recorded: October 7, 1988

Volume: M88, page 18814, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Electric Transmission and/or distribution lines

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of Oct. A.D., 19 91 at 4:19 o'clock PM., and duly recorded in Vol. M91
of Deeds on Page 22897

Evelyn Biehn, County Clerk

By Courten Mullins

FEE \$33.00

SCOTT E. GARNER
CLERK OF COURT

CLERK OF COURT
CLERK OF COURT
CLERK OF COURT
CLERK OF COURT
CLERK OF COURT

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