

57535 93 FEB 12 AM 11 48

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

mtc 29257

DEBORAH R. McCLEERY

Grantor,
conveys and warrants to DAVID KAMP AND JUDY SNOW, Husband and Wife: MEG ANNE HOPKINS AND
AMY MARIE HOPKINS, all with right of survivorship
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
SEE EXHIBIT A

2407 007C 2600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

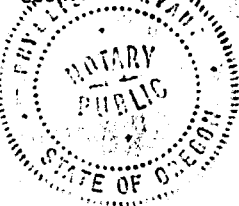
The true consideration for this conveyance is \$ 44,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of February, 1993

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.

Deborah R. McCleery
DEBORAH R. McCLEERY

STATE OF OREGON, County of) ss.
This instrument was acknowledged before me on , 19 ,
by DEBORAH R. McCLEERY



Rufus L. Bryant
Notary Public for Oregon
My commission expires 2-9-93

WARRANTY DEED

DEBORAH R. McCLEERY GRANTOR
DAVID KAMP GRANTEE
1643 LINCOLN
EUGENE, OREGON 97401
GRANTEE'S ADDRESS, ZIP

After recording return to:

DAVID KAMP
JUDY SNOW
1643 LINCOLN
EUGENE, OREGON 97401
NAME, ADDRESS, ZIP

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

JUDY SNOW
1643 LINCOLN
EUGENE, OREGON 97401
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/reel/volume No. on
page or as fee/file/instrument/microfilm/reception No.
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Reservations as contained in plat dedication, to wit:

"Subject to the following restrictions: 1. A 20 foot building setback line along the front of all lots and all lots abutting on State Highway 58, 2. No access from highway other than the streets as shown on the annexed plat. 3. A 16 foot public utilities easement along all back and side lot lines except where the lines are common to two lots, an 8 foot easement is dedicated on each lot. 4. A 10 foot pedestrian easement along the Easterly bank of Crescent Creek, along the line between Lots 2 and 3. Block 3 and along the portion of the subdivision boundary abutting the parcel of land shown and identified as "not part of this subdivision" on the annexed plat, for use of the owners of the lots in BREWER'S RANCHOS, their guests and tenants; and any additional restrictions as provided in any recorded protective covenants and restrictions of record."

3. Right of Way Easement, subject to the terms and provisions thereof, given by Oscar Splid to Midstate Electric Cooperative, Inc., a cooperative corporation;

Dated: May 19, 1967

Recorded: May 22, 1967

Volume: M67, page 3804, Microfilm Records of Klamath County, Oregon.

For: Transmission lines

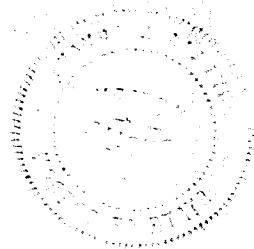


EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Lots 1 and 2, Block 2, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point of the survey of Brewer's Ranchos according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 58 degrees 13' 37" East a distance of 79.36 feet to the true point of beginning of this description; thence North 80 degrees 38' 03" West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of 161 degrees 39' 23"; thence along the arc of said curve to the left a distance of 33.46 feet to a point on the Westerly line of Lot 2 in Block 2 of said Brewer's Ranchos; thence North 18 degrees 35' 22" East along the Westerly line of said Lot 2 and Lot 1 of said Block 2 a distance of 94.24 feet to a point; thence South 57 degrees 47' 22" East a distance of 260.83 feet to a point; thence South 58 degrees 13' 37" West a distance of 12.84 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 12th day
of Feb. A.D., 19 93 at 11:48 o'clock a M., and duly recorded in Vol. M93
of Deeds on Page 3184

FEE \$40.00

Evelyn Biehn County Clerk

By Daniel Mulendore