

**OREGON TITLE**  
**Insurance Company**

K-44693

**STATUTORY WARRANTY DEED**  
(Individual)

MARK LING

conveys and warrants to

TRACY LEE GRAUF and SHANNON KATHLEEN GRAUF, husband and wife

the following described real property in the State of Oregon and County of Klamath free of encumbrances, except as specifically set forth herein:  
Lot 24 in Block 3 of Tract 1065-Irish Bend, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon. Together with an undivided 1/90th interest in and to Lot 12 in Block 4, Irish Bend.

Tax Account Number(s): 3507-17CD-2800 Key No. 235042

This property is free of encumbrances, EXCEPT:

See attached Exhibit "A"

The true consideration for this conveyance is \$42,000.00

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.

DATED this 23 day of February, 1993.

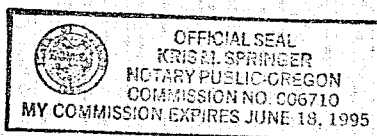
MARK LING

STATE OF OREGON, COUNTY OF Washington)ss.

The foregoing instrument was acknowledged before me this 23 day of February, 1993, by  
MARK LING.

Notary Public for Oregon

My Commission Expires: 6/18/95



Order No.: 363271x

After Recording Return To:

TRACY LEE GRAUF  
33728 Witam Bluff Drive  
Chiloquin, OR 97624

Until a change is requested, tax statements shall be sent to the following address:  
same as above

: THIS SPACE RESERVED FOR RECORDER'S USE

## Exhibit "A"

1. Reservations and restrictions in Patent deed from the United States of America, to Henry G. Wolff, dated March 1, 1956, recorded September 6, 1956, in Volume 286 page 367, Deed Records of Klamath County, Oregon, as follows: "This patent is issued under authority of Section 1 of the Act of June 25, 1910 (36 Stat. 855), and is subject to the reservations of all subsurface rights, except water, to the heirs of Clarence Wright, their heirs and assigns, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act."
2. Reservations and restrictions in deed from United States of America, Department of the Interior, acting by and through the Area Director of the Portland Area Office of the Bureau of Indian Affairs, to Henry G. Wolff, dated February 4, 1958, recorded January 19, 1961, in Volume 326 page 589, Deed Records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."
3. Grant of Right of Way, including the terms and provisions thereof, given by Henry G. Wolff and Dorothy L. Wolff, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated September 20, 1965, recorded October 6, 1965, in Volume M65 page 2357, Deed Records of Klamath County, Oregon.
4. Right of Way for transmission line, including the terms and provisions thereof, given by Henry G. Wolff and Dorothy L. Wolff, husband and wife, to Pacific Power & Light Company, a corporation, dated May 26, 1967, recorded June 2, 1967, in Volume M67 page 4143, Deed Records of Klamath County, Oregon.
5. Reservations and restrictions in the dedication of Tract No. 1065, Irish Bend, as follows: "...subject to the following restrictions: 1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street. 2) 16 foot wide Public Utilities easement centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk. 3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. 4) All sanitary facilities subject to the approval of the County Sanitarian. 5) Lot 12 Block 4 will be restricted for river access and recreational purposes; there will be no dwellings constructed thereon. 6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 13, 14, 16, 17, and 18 of Block 5. 7) All easements, covenants and restrictions of record."
6. Declaration of Conditions and Restrictions for Irish Bend, Tract No. 1065, recorded May 9, 1973, in Volume M73 page 5588, Deed Records of Klamath County, Oregon.
7. Terms and provisions thereof, by and between Gerry W. Wolff and Cathy K. Wolff and Gerald Wolff, to the property owners of Tract 1065, Irish Bend, dated July 20, 1979, recorded November 1, 1979, in Volume M79 page 25774, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 1st day  
 of March A.D., 19 93 at 2:44 o'clock P M., and duly recorded in Vol. M93  
 of Deeds on Page 4184

Evelyn Biehn County Clerk

By Pauline Mulvaney

FEE \$35.00