



CT TITLE NO. 40165 *ATC*  
 ESCROW NO. FL-2760  
 TAX ACCT. NO.

# WARRANTY DEED - STATUTORY FORM

KEITH KEMPER SCHRADER and SHIRLEY A. SCHRADER FAMILY TRUST dated March 22, 1991 KEITH KEMPER SCHRADER and SHIRLEY A. SCHRADER AS CO-TRUSTEES., Grantor,

conveys and warrants to

T. C. DAEUBLE, JR., Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lots 4,5,6 and 26, Block 112, KLAMATH FALLS FOREST ESTATES HIGHWAY 66, UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

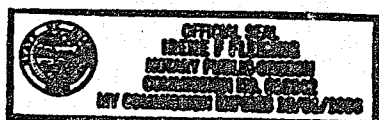
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

## SUBJECT TO:

This property lies within and is subject to the levies and assessments of the Fire Patrol District. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4. Easement as shown on the plat: For: 16 foot easement centered on back and side lot lines for future public utilities. This property lies within and is subject to the levies and assessments of the Klamath Falls Forest Estates Unit 4 Road Maintenance Association. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: July 21, 1965 in Book M-65, Page 165. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Highway 66 Unit 4 Road Maintenance Homeowners Association. The By-Laws, including the terms and provisions thereof: For: Highway 66 Unit 4 Road Maintenance Association, Recorded May 22, 1974 in Book M-74, Page 6382. Notice of Road Maintenance Assessment and Dues executed by Klamath Falls Forest Estates Unit 4 Road Maintenance Association, formerly known as Highway 66 Unit 4 Road Maintenance Association: Dated: December 7, 1986, Recorded December 8, 1986 in Book M-86, Page 22553 which cites in part as follows: "the Association shall assess annually each lot in Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, in the County of Klamath, State of Oregon, the sum of Five (\$5.00) Dollars for road maintenance. Said assessment is in addition to the annual membership dues of \$10.00 per lot which are due and payable in advance on November 30 of each year." 1993-94 property taxes, a lien not yet due and payable.

The true consideration for this conveyance is \$10,000.00.

Dated this 8th day of July, 19 93.



*Keith Kemper Schrader*  
 KEITH KEMPER SCHRADER CO-TRUSTEE

*Shirley A. Schrader*  
 SHIRLEY A. SCHRADER CO-TRUSTEE

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on July 9th, 19 93, by KEITH KEMPER SCHRADER CO-TRUSTEE and SHIRLEY A. SCHRADER CO-TRUSTEE.

*Irene J. Fleming*  
 Notary Public for Oregon  
 My commission expires: 10/1/96

17018

KEITH KEMPER SCHRADER CO-TRUSTEE  
P. O. BOX 12769-30  
SALEM, OR 97309  
GRANTOR'S NAME AND ADDRESS

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\* SAME AS GRANTEE \*\*\*

T. C. DAEUBLE, JR.  
P. O. BOX 1464  
SISTERS, OR 97759  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
CASCADE TITLE CO.  
1075 OAK STREET  
EUGENE, OR 97401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 14th day  
of July A.D., 19 93 at 3:27 o'clock P M., and duly recorded in Vol. M93,  
of Deeds on Page 17017.

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas S. Nielsen