

81448

05-23-94A11:47 RCVD

Vol. 1994 Page 16147

KEY TITLE NO. 32705
ESCROW NO. 27-21485
TAX ACCT. NO. 135286
MAP #2310-003C0-00100

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

GRANTEE'S NAME AND ADDRESS:

GILBERT T. DEAN
2518 NE 93RD AVE
VANCOUVER, WA 98662

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

GEORGE W. STEPHENSON and LINDA D. STEPHENSON, as tenants by the entirety
Grantor,
conveys and warrants to:

GILBERT T. DEAN, an unmarried man, Grantee,
the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$50,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 18 day of MAY, 1994

GRANTOR(S):

George W. Stephenson
GEORGE W. STEPHENSON

Linda D. Stephenson
LINDA D. STEPHENSON



STATE OF OREGON, County of Deschutes
This instrument was acknowledged before me on _____) ss.
by GEORGE W. STEPHENSON and LINDA D. STEPHENSON

May 18th, 1994

[Signature]
Notary Public for Oregon

My commission expires: 12/23/95

EXHIBIT "A"

Lot 10 of Block 1 of OLD HOWARD RANCH ESTATES, TRACT 1048,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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

"(1) Easements for irrigation and drainage as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

"This plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly install, maintain and operate such system. (2) The Lapine Water Cooperative, its successors or assigns, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation. (3) The liability of the Lapine Water Cooperative shall be limited to the delivery of water at established outlets."

2. Covenants, conditions, restrictions and easements, but omitting restriction, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded November 27, 1972 in Volume M72, page 13606, Microfilm Records of Klamath County, Oregon.

3. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of May A.D. 19 94 at 11:47 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 16147.

FEE \$35.00

Evelyn Biehn County Clerk

By Deborah Miller

