

Virginia F. Mincer and Bonnie Kay Dawson, with the right of survivorship

William A. Salade

, hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

Lot 48 of FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS DEED MAY BE EXECUTED IN COUNTERPARTS, EACH WHICH SHALL BE DEEMED AN ORIGINAL REGARDLESS OF THE DATE OF ITS EXECUTION AND DELIVERY AND ALL SUCH COUNTERPARTS TOGETHER SHALL CONSTITUTE ONE IN THE SAME DOCUMENT.

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 Dept. to verify the approved use and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached Exhibit A

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 3,100.00 *Dated this 11th day of July, 19 94.

Virginia F. Mincer

Bonnie Kay Dawson

WASHINGTON

STATE OF OREGON, County of KING) ss.

July 11

1994

personally appeared the above named

Bonnie Kay Dawson

and acknowledged the foregoing

instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Mincer-Dawson

TO

Salade

After Recording Return to:

AmPac - Medford

Send tax statements to grantee at

3070 Bron Circle
Medford, OR 97504

STATE OF OREGON,)

) ss.

County of _____)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

Exhibit "A"

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by any public records.
- b. Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession hereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims.
- b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- c. Water rights, claims or title to water:
whether or not the matters excepted under (a), (b), or (c) are shown by public record
5. Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Reservations as contained in plat dedication of First Addition to Sportsman Park, to wit:
"Subject to 10 foot building setback lines and easements over the rear of all lots for utilities."
7. Agreement, subject to the terms and provisions thereof;
Dated: January 25, 1924
Recorded: February 15, 1924
Volume: 63, page 459 and 460, Microfilm Records of Klamath County, Oregon
For: Operation of the dam and control of the water levels of Upper Klamath Lake
8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof,
Recorded: April 30, 1956
Volume: 282, page 506, Deed Records of Klamath County, Oregon
9. Building and use restrictions, subject to the terms and provisions thereof, as disclosed by instrument recorded February 25, 1963 in Volume 343, page 316, Deed Records of Klamath County, Oregon.
10. Subject to the recordation of a death certificate of Albert Mincer who took title with his wife Virginia Mincer in Warranty Deed, subject to the terms and provisions thereof, dated August 24, 1961, recorded September 16, 1968 in Volume M68, page 8357, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of July A.D. 19 94 at 11:33 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 22488

FEE \$35.00

Evelyn Biehn - County Clerk
By Pauline M. Mendenhall