

Donald J. Stubbs and Arlene M. Stubbs, as tenants in common  
hereinafter called grantor, convey(s) to  
William A. Salade  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lots 50 and 51 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 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 \$ 8,200.00 \*

\*\*

Dated this 20th day of July, 1994.

Donald J. Stubbs

Arlene M. Stubbs

STATE OF OREGON, County of Jackson ss.

July 20, 1994 personally appeared the above named  
Donald J. Stubbs & Arlene M. Stubbs and acknowledged the foregoing  
instrument to be Their voluntary act and deed.



Before me:

Jeanne L. Peters

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)

Stubbs

TO

Salade

After Recording Return to:

AmPac - Medford

Mail Tax Statements to Grantee at:

3070 Bron Circle  
Medford, OR 97504

Form 5901-2

STATE OF OREGON,

County of

I certify that the within instrument was received for record  
on the day of 1994.

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

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.

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 11:34 o'clock A M., and duly recorded in Vol. M94,  
of Deeds on Page 22492

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendorfe