

GUNTER L. SCHOENER and ERIKA J. SCHOENER as TENANTS BY THE ENTIRETY

WILLIAM D. KEEFE

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 28 in Block 1 of Tract No. 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**now of record. Reservations as contained in plat dedication, to wit:

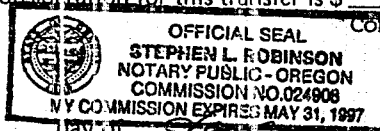
"Subject to: A 25 foot sideyard building setback; A 50 foot front line building setback, and a 25 foot rear setback; Building and Land use Restrictions as filed and recorded in Klamath County Recorder's Records; and easements and rights of way shown on sheets one through three of the Official Plat of Leisure Woods, Tract No. 1074 County of Klamath, Oregon. No sanitary facilities, (septic tank and drainfield) can be located on slopes in excess of 20 percent."

Covenants, conditions and restrictions recorded in Volume M73 page 4975 and amendment recorded in Volume M75 page 15196. Subject to a 20 foot public utility easement along the North and East lot lines. Covenants, conditions and restrictions recorded January 2, 1990, in Volume M90 page 30. First amendment to covenants, conditions and restrictions recorded November 10, 1992, in Volume M92 page 26591.

Tax Acct: 2407-007A0-01600

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except any liens or encumbrances suffered or permitted by the grantee herein subsequent to June 9, 1994.

Any covenants, conditions, restrictions and rights, rights of way, easements and reservations** 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 \$ Fulfillment of.Dated this 27th19 94

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 930.

Gunter L. Schoener

Erika J. Schoener

STATE OF OREGON, County of Lane

) ss.

Gunter L. Schoener and Erika J. Schoenerinstrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: MAY 31, 1997

* 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)

Schoener

TO

Keefe

After Recording Return to:

American Pacific Title & Escrow Co.
Escrow No. 18392B
525 NW Second Street
Corvallis, OR 97330

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 28th day of July, 19 94 at 3:25 o'clock P. M. and recorded in book M94 on page 23163 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Darlene Mulvadore Deputy