

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

KEY TITLE NO. 33466  
ESCROW NO. 27-21867  
TAX ACCT. NO. 139380  
MAP #

## GRANTEE'S NAME AND ADDRESS:

ROBERT M. O'DONNELL

~~Box 808-6808~~ 7 Brophy #5~~Box 808-6808~~ Shady Cove OR 97539

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

C. ROBERT SEALS and CLARA E. SEALS Grantor,

conveys and warrants to:

ROBERT M. O'DONNELL and ROSEMARIE O'DONNELL, husband and wife, Grantee,

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

LOT 6 IN BLOCK 3 OF TRACT 1060, SUN FOREST ESTATES, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

SUBJECT TO: SEE ATTACHED EXHIBIT A EXCEPTIONS

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 \$3,000.00 . 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/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 29 day of July, 1994;

GRANTOR(S):

C. Robert Seals

C. ROBERT SEALS

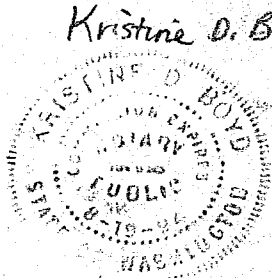
Clara E. Seals

CLARA E. SEALS

STATE OF <sup>Washington</sup> ~~OREGON~~, County of Snohomish ) ss.

This instrument was acknowledged before me on July 29<sup>th</sup>, 1994,  
by C. ROBERT SEALS and CLARA E. SEALS

Kristine D. Boyd  
Notary Public for Oregon  
Washington

My commission expires: 8-19-94

## EXHIBIT A

## SUBJECT TO:

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. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.  
Account No: 2310-036B0-08000-000      Key No: 139380  
Code No: 248
7. Restrictions as contained in plat dedication, to wit:  
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot liens to provide ingress and egress for construction and maintenance of said utilities; and planting or structures placed thereon by the owner to be at his own risk; the Bonneville Power Administration Transmissions line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions as provided in any recorded protective covenants."
8. Transmission line easement, subject to the terms and provisions thereof, in favor of the United States of America, recorded October 9, 1951 in Volume 250, page 282, Records of Klamath County, Oregon.
9. Easement and release, subject to the terms and provisions thereof, granted to the United State of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.
10. Articles of Association, imposed by instrument, subject to the terms and provisions thereof;  
Recorded: September 19, 1972  
Volume: M72, page 10581, Microfilm Records of Klamath County, Oregon
11. 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: September 19, 1972  
Volume: M72, page 10585, Microfilm Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day  
of Aug A.D., 19 94 at 11:11 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 24326  
By Evelyn Biehn County Clerk  
Dorlene Mueller

FEE \$35.00