

KNOW ALL MEN BY THESE PRESENTS, That JOHN SLIVKOFF and FRANCES SLIVKOFF, husband and wife, Grantor

in consideration of TEN THOUSAND Dollars,  
to paid by the Grantee herein, do hereby grant, bargain, sell and convey unto  
GLENN L. HAYWORTH and MINNIE D. HAYWORTH, husband and wife

Grantee is the following described real property, situate in the County of KLAMATH and State of Oregon, to wit:

LOT 8, BLOCK 4, TRACT 1060, SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

To Have and to Hold the granted premises unto the said Grantee a their Heirs and Assigns forever.  
And the Grantor is do covenant that they lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE ATTACHED

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.  
Witness hand and seal this 3rd day of January, 1995

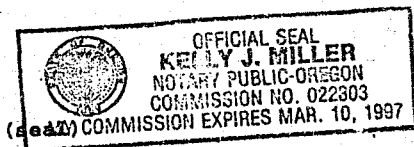
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

John Slivkoff (SEAL)  
Frances Slivkoff (SEAL)  
FRANCES SLIVKOFF (SEAL)

# NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. January 3 19 95  
COUNTY OF DESCHUTES

Personally appeared the above named JOHN SLIVKOFF AND FRANCES SLIVKOFF  
and acknowledged the foregoing instrument to be their voluntary act.



Before me,

Kelly J. Miller  
Notary Public for Oregon

My commission expires 03/10/97

STATE OF OREGON

County of \_\_\_\_\_ } ss.

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

GLENN L. HAYWORTH  
PO BOX 2010  
SPARKS, NV 89432

Return to:

GLENN L. HAYWORTH  
PO BOX 2010  
SPARKS, NV 89432

I certify that the within instrument was received for record on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_, and was recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ Record of Deeds of said county.

Recorder of Conveyances

# GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions)

1971

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.

## SPECIAL EXCEPTIONS

6. 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 lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission 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 provided in any recorded protective covenants."

7. An easement created by instrument, subject to the terms and provisions thereof;  
Recorded: October 9, 1951  
Volume: 250, page 282, Deed Records of Klamath County, Oregon  
In Favor of: United States of America  
For: Transmission Line  
Affects: Blanket Easement

8. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

9. Covenants, conditions, restrictions and easements, 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 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

10. An easement created by instrument, subject to the terms and provisions thereof.  
Dated: June 12, 1972  
Recorded: June 30, 1972  
Volume: M72, page 7124, Microfilm Records of Klamath County, Oregon  
From: Jack C. Ecoff  
To: United States of America

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of Jan A.D. 19 95 at 11:01 o'clock A.M., and duly recorded in Vol. M95 day  
of Deeds on Page 1970  
By Bernetha G. Letsch County Clerk  
By [Signature]

FEE \$35.00