

97507

04-03-95P03:33 RCVD

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

KEY TITLE NO: K-47798
ESCROW NO: 27-22863
TAX ACCT. NO: 166634
MAP NO:

GRANTEE'S NAME AND ADDRESS:

OWEN G. LABEREE, SR.
C/O 3525 SE 3RD
CORVALLIS, OR 97333

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

BOBBIE A. SMITH Grantor,

conveys and warrants to:

OWEN G. LABEREE, SR. and AUDREA MARIE LABEREE, husband and wife, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$5,000.00. 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 27 day of March, 1995.

GRANTOR(S):

Bobbie A. Smith
BOBBIE A. SMITH

Arizona

STATE OF OREGON, County of Maricopa) ss.

This instrument was acknowledged before me on MARCH 27, 1995,
by BOBBIE A. SMITH

Wendy Holdey
Notary Public for Oregon
Arizona

My Commission Expires Dec. 14, 1997
My commission expires: _____

EXHIBIT "A"

LOT 9 IN BLOCK 10 OF TRACT NO. 1122, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION OF TRACT NO. 1122 AS FOLLOWS: "...SAID PLAT BEING SUBJECT TO: 1) PUBLIC UTILITIES EASEMENT 16 FEET IN WIDTH CENTERED ON ALL SIDE AND BACK LOT LINES, 2) ONE FOOT RESERVE STRIPS (STREET PLUGS) AS SHOWN ON THE ANNEXED PLAT TO BE DEDICATED TO KLAMATH COUNTY AND LATER RELEASED BY RESOLUTION OF THE COUNTY COMMISSIONERS WHEN ADJOINING PROPERTY IS PROPERLY DEVELOPED, 3) ALL SANITARY FACILITIES SUBJECT TO APPROVAL OF THE OREGON DEPT. OF ENVIRONMENTAL QUALITY, 4) BUILDING SET-BACK LINE OF 75' FROM THE CENTERLINE OF THE STREET ON WHICH THE LOT SIDES, 5) ALL EASEMENTS AND RESERVATIONS OF RECORD."
2. CONDITIONS AND RESTRICTIONS SHOWN ON THE PLAT OF TRACT NO. 1122.
3. ARTICLES OF ASSOCIATION OF LITTLE DESCHUTES RIVER WOODS OWNERS ASSOCIATION RECORDED MARCH 12, 1973, IN VOLUME M73, PAGE 2591, DEED RECORDS OF KLAMATH COUNTY, OREGON. THE ABOVE ARTICLES WERE AMENDED BY INSTRUMENTS RECORDED OCTOBER 2, 1975 IN VOLUME M75, PAGE 12048, AND RECORDED DECEMBER 6, 1977 IN VOLUME M77, PAGE 23644 AND 23645, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. RIGHT OF WAY EASEMENT DATED AUGUST 14 1978, RECORDED SEPTEMBER 6, 1978, IN VOLUME M78, PAGE 18615, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 3rd day
of April A.D., 19 95 at 3:33 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 8075.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]