

MTC 35310

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SAMUEL C. McKEE and CAROL A. McKEE, each as to a 50.000% interest

in consideration of FIFTEEN THOUSAND TWO HUNDRED, Grantor _____ Dollars,
to _____ paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto
ROGER HERGENRADER and BEVERLY J. HERGENRADER, husband and wife

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

Lot 14 in Block 3 of Plat No. 1204, LITTLE RIVER RANCH, 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 s, their Heirs and Assigns forever.
And the Grantor B 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 our hand s and seal this 4th day of May, 19 95.

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

Samuel C. McKee (SEAL)

SAMUEL C. McKEE (SEAL)

CAROL A. McKEE (SEAL)

Carol A. McKee (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Deschutes SS. May 4 19 95

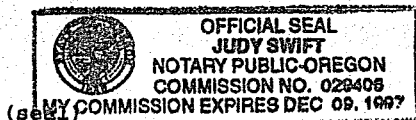
Personally appeared the above named Carol A. McKee

and acknowledged the foregoing instrument to be her voluntary act.

Before me,

[Signature]
Notary Public for Oregon

My commission expires 12-9-97



ESCROW NO. RD-4769JS

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

ROGER HERGENRADER
12619 SE SALMON CT.
PORTLAND, OR 97233

Return to:

ROGER HERGENRADER
12619 SE SALMON CT.
PORTLAND, OR 97233

STATE OF OREGON

County of _____ } ss.

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

WARRANTY DEED (EXCEPTIONS)

PAGE 2

1. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 29, 1963

Recorded: July 31, 1963

Volume: 347, page 76, Deed Records of Klamath County, Oregon

From: Harold D. Barclay and Dorothy Barclay

To: Fred L. Mahn

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Little River Ranch Homeowners Association.

3. Covenants, conditions and restrictions as shown on recorded plat, as follows:

Reservations and restrictions as contained in the declaration as follows: "fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service areas and common areas shall be conveyed, by owners, to the Little River Ranch Homeowners Association. Dedicate, donate and convey to Klamath County, Lot 10, Block 5, for public facilities purposes".

5' X 30' Easement required for power guy lines and poles.

10' P.U.E. on all lot lines adjacent to roadway.

5' P.U.E. on each side of all side lot lines.

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 28, 1981 in Volume M81 at page 9488, Microfilm Records of Klamath County, Oregon.

5. Agreement RE Line Extensions subject to the terms and provisions thereof;

Dated: April 16, 1981

Recorded: May 1, 1984

Volume: M84, page 7181, Microfilm Records of Klamath County, Oregon

Between: Midstate Electric Cooperative, Inc. and Little River Ranch

State of Oregon

County of Deschutes

May 12, 1995

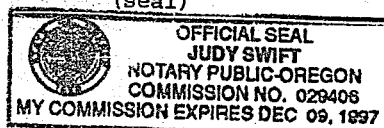
Personally appeared the above named Samuel C. McKee and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS My hand and official seal.

[Signature]
Notary Public for Oregon

My Commission expires: 12-9-97

(seal)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day of May A.D., 19 95 at 11:18 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 12713.

FEE \$35.00

By [Signature] Bernetha G. Lisch, County Clerk