

MTC 35748

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FLOYD E. BURKS

Grantor in consideration of THIRTY SIX THOUSAND Dollars, to JOHN K. WILLIAMS paid by the Grantee herein, do hereby grant, bargain, sell and convey unto

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

The NW1/4 of the SW1/4 of Section 17, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, also known as Parcel 3 of Major Partition No. 17-87 situated in the SE1/4 of Section 18 and the SW1/4 of Section 17, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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

and that he will and his 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 my hand and seal this 21st day of July, 1995

Floyd E. Burks (SEAL)

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

FLOYD E. BURKS (SEAL) (SEAL) (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon July 21 19 95 COUNTY OF Deschutes ss.

Personally appeared the above named Floyd E. Burks and acknowledged the foregoing instrument to be his voluntary act.

Before me: Linda Sinclair Notary Public for



My commission expires 10/21/96

ESCROW NO. BT-36867LS

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

JOHN K. WILLIAMS 62110 Cody Road Bend, OR 97701

Return to:

JOHN K. WILLIAMS 62110 Cody Road Bend, OR 97701

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)

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1. The 1995-1996 taxes: a lien not yet payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
3. Reservations and restrictions as contained in Deed recorded January 11, 1940 in Volume 126, page 360, Deed Records of Klamath County, Oregon, to wit:

"Subject to such rights for telephone line purposes as the Pacific Telephone and Telegraph Company may have under the Act of March 4, 1911.

4. Right of Way Agreement, subject to the terms and provisions thereof;  
Recorded: March 21, 1960  
Volume: 317, page 541, Deed Records of Klamath County, Oregon  
Between: George F. Sly, aka George T. Sly, and Pacific Gas Transmission Company  
For: Maintenance and installation of pipelines

Amended: September 28, 1961  
Volume: 332, page 574, Deed Records of Klamath County, Oregon  
Amended: January 17, 1979  
Volume: M79, page 1272, Microfilm Records of Klamath County, Oregon

5. Covenants, conditions and restrictions, as set forth in Major Land Partition No. 17-87 filed September 26, 1990, to wit:

"That we did cause the same to be platted but not surveyed as shown on the annexed map and we do for ourselves, our heirs and assigns, hereby irrevocably create the following described non-exclusive private easement to be appurtenant to the respective partitioned parcels, with the rights and obligations hereinafter contained, to run with the title to said parcels. Said easement is described as follows:

A strip of land 30 feet in width located on the Northerly boundary of Parcels 1 and 2.

The private road easement shall provide vehicular (and public utility) access to Parcels No. 2 and 3 as shown on the annexed map.

Said plat being subject to the following:

1. Each 40+ acre parcel shall have no more than one home constructed on said parcel without prior written approval from Klamath County Planning Department and Pacific Gas and Transmission Company.
2. Reservations and restrictions per Deed Volume 126, page 360, Microfilm Records of Klamath County, Oregon.

6. Memorandum of Contract for Line Extension;  
Dated: November 12, 1991  
Recorded: July 15, 1992  
Volume: M92, page 15508, Microfilm Records of Klamath County, Oregon  
Vendor: Oregon Pine Industries, consumer  
Vendee: Midstate Electric Cooperative, Inc.  
For: Agreement for the extension of lines  
Affects: N1/2 SE1/4 of Section 18  
(With Other Property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 24th day  
of July A.D., 19 95 at 3:15 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 19138.

FEE \$35.00

By Bernetha G. Letch  
Bernetha G. Letch, County Clerk