

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

KEY TITLE NO: K-48333
ESCROW NO: 27-23541
TAX ACCT. NO: R165948 & R165939
MAP NO: M157069 & M61989

GRANTEE'S NAME AND ADDRESS:

BUDDY G. MIRES
P O BOX 642
GILCHRIST, OR 97737

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6178
Bend, Oregon 97708

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ROBERT L. SAUNDERS and GLENDA R. SAUNDERS Grantor,

conveys and warrants to:

BUDDY G. MIRES, Grantee,

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

LOT 3 AND 4, BLOCK 9, TRACT 1123, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. TAXES FOR THE YEAR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION OF TRACT NO. 1123,
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
LINES OF 75' FROM THE CENTERLINE OF THE STREET ON WHICH THE LOT
SIDES. 5.) ALL EASEMENTS AND RESERVATIONS OF RECORD."
3. CONDITIONS AND RESTRICTIONS SHOWN ON THE PLAT OF TRACT NO. 1123.
4. ARTICLES OF ASSOCIATION OF LITTLE DESCHUTES RIVER WOODS OWNERS
ASSOCIATION RECORDED MARCH 12, 1972 IN VOLUME M73, PAGE 2591, DEED
RECORDS OF KLAMATH COUNTY, OREGON AND 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.
5. RIGHT OF WAY EASEMENT DATED AUGUST 14, 1978 AND RECORDED SEPTEMBER 6,
1978 IN VOLUME M78, PAGE 18615, DEED RECORDS OF KLAMATH COUNTY,
OREGON.
6. RIGHT OF WAY EASEMENT DATED SEPTEMBER 23, 1981 AND RECORDED
FEBRUARY 16, 1982 IN VOLUME M82, PAGE 1923, DEED RECORDS OF KLAMATH
COUNTY, OREGON.

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 \$32,500.00. 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 12TH day of SEPTEMBER 1995.

GRANTOR(S):

Robert L. Saunders
ROBERT L. SAUNDERS

09-14-95P03324JRCVD

Glenda R. Saunders
 GLENDA R. SAUNDERS

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on Sept 12, 1995,
 by ROBERT L. SAUNDERS and GLENDA R. SAUNDERS

Karin Lea
 Notary Public for Oregon

My commission expires: 5-5-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 14th day
 of September A.D., 19 95 at 3:24 o'clock p M., and duly recorded in Vol. M95,
 of Deeds on Page 24908.

FEE \$35.00

By Bernetha G. Letsch County Clerk