

Title Order No. 121202-SP
Escrow 121202-SP

After recording return to:

Ken Katsuda, et al

740 NW Colorado

Bend, OR 97701

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Ken Katsuda, et al

740 NW Colorado

Bend, OR 97701

Name, Address, Zip

This space reserved for recorder's use

K-48408
STATUTORY WARRANTY DEED

North Hills Partners, A Partnership, Grantor, conveys and warrants to **Ken Katsuda and Richard E. Robertson**, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 1 in Block 5 and Lot 1 in Block 6 of Tract 1152, North Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax ID No. 3809-35AA-6400 and 6200

Key No. 446495 and 447083

This property is free from encumbrances, EXCEPT:

1995/96 taxes, a lien due as of July 1, but not yet payable;

Reservations and restrictions contained in the dedication of North Hills, as follows: "said plat being subject to (1) All building setbacks of the City of Klamath Falls ordinances in effect on the date of recording of said plat as said ordinances pertain to the various zones, (2) All utility easements, including electricity, telephone, gas, T.V. cable, sanitary sewer, drainage, and geothermal heating, as shown on the annexed plat map, (3) Any protective covenants as recorded."

Grant of Right of Way, dated 10/31/53, recorded 11/9/53, Volume 264, Page 36, Deed Records of Klamath County, Oregon;

Easement dated 9/14/73, recorded 10/5/73, Volume M73, Page 13497, Deed Records of Klamath County, Oregon;

Easement dated 9/14/73, recorded 10/5/73, Volume M73, Page 13498, Deed Records of Klamath County, Oregon;

Easement dated 9/14/73, recorded 10/5/73, Volume M73, Page 13499, Deed Records of Klamath County, Oregon;

Agreement dated 1/2/79, recorded 1/5/79, Volume M79, Page 456 and re-recorded 1/30/79, Volume M79, Page 2453, Deed record of Klamath County, Oregon and amended by Agreement dated 2/21/79, recorded 3/7/79, Volume M79, Page 5113, Deed Records of Klamath County, Oregon;

Easement dated 3/2/95, recorded 3/13/95, Volume M95, Page 5516, 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 **\$110,000.00**.
93.030)

(Here comply with the requirements of ORS

Dated this 21st day of September, 19 95.

North Hills Partners

BY: Polly Munro, Partner
Polly Munro, Partner

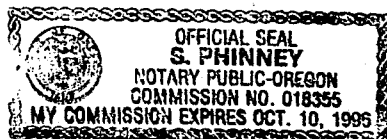
BY: Dick Robertson, Partner
Dick Robertson, Partner

BY: Mike Casper, Partner
Mike Casper, Partner

BY: Ken Katsuda, Partner
Ken Katsuda, Partner

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on September 25, 95,
by Ken Katsuda and Dick Robertson, both as partners of North Hills Partnership



[Signature]
Notary Public for Oregon

My commission expires 10-10-96

STATE OF ARIZONA, County of Maricopa) ss.

This instrument was acknowledged before me on September 21st, 95,
by Polly Munro and Mike Casper, both as partners of North Hills Partnership

Betty J. Cherney
Notary Public for Arizona
My commission expires



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 28th day
of Sept A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 26333

FEE \$35.00

Bernetha G. Zetsch County Clerk
By [Signature]