

WARRANTY DEED

DOROTHY JEAN HOARD, Grantor
 DOROTHY JEAN HOARD, Trustee of the DOROTHY JEAN HOARD REVOCABLE
 LIVING TRUST dated December 8, 1994, Grantee

After Recording, Return to:

DOROTHY JEAN HOARD, Trustee
 2252 Table Rock Rd., #34
 Medford, OR 97504

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

DOROTHY JEAN HOARD, Trustee
 2252 Table Rock Rd., #34
 Medford, OR 97504

Consideration: Other Value Given

WARRANTY DEED

DOROTHY JEAN HOARD, who acquired title to the property as Dorothy J. Pirie, Grantor, conveys and warrants to DOROTHY JEAN HOARD, Trustee of the Dorothy Jean Hoard Revocable Living Trust dated December 8, 1994, Grantee, the real property particularly described below, known as 5572 Pioneer Road, Medford, Oregon:

See attached Exhibit "A"

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extend of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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.

DATED: Nov 20, 1995

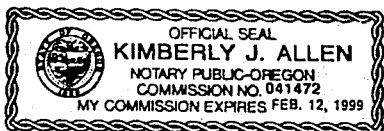
Dorothy Jean Hoard
 DOROTHY JEAN HOARD, Trustor

DATED: Nov. 20, 1995

Dorothy Jean Hoard
 DOROTHY JEAN HOARD, Trustee

STATE OF OREGON)
) SS
 County of Jackson)

Personally appeared the above-named DOROTHY JEAN HOARD, and acknowledged the foregoing instrument to be her voluntary act and deed on this 20th day of November, 1995.



Kimberly J. Allen
 Notary Public for Oregon

PARCEL 1:

"EXHIBIT A"

32727

The East one-half of the following described property:

TRACT #28, PINE CONE ADDITION, in the County of Klamath, State of Oregon, starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 448.11 feet to an iron pin, the point of beginning; thence South, a distance of 73.70 feet to an iron pin; thence East, a distance of 148.28 feet to an iron pin; thence North, a distance of 73.26 feet to an iron pin; thence North 89° 50' West, a distance of 148.28 feet more or less to the point of beginning.

PARCEL 2:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe marking the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence South 89° 50' 00" East along the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3, which is the South line of Third Addition to Sportsman Park subdivision, a distance of 596.39 feet to an iron pin on the true point of beginning of this description; thence continuing South 89° 50' 00" East along the above described line a distance of 183.85 feet to an iron pin on the Westerly right of way line of the County Road; thence Southerly along the Westerly line of said road and along the arc of a curve to the left (said curve has a radius of 746.20 feet) a distance of 84.04 feet to an iron pin; thence North 86° 38' 13" West a distance of 169.11 feet to an iron pin; thence North a distance of 73.26 feet, more or less, to the true point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Conditions, restrictions and reservations as shown in Patent recorded in Book 10 at page 509.
4. Agreement, by and between Herbert Fleishhacker and May Belle Fleishhacker and The California Oregon Power Company.
5. Reservations in Deed recorded in Book 188 at page 47.
6. Agreement, recorded in Book 258 at page 287.
7. Agreement, recorded in Book 258 at page 290.
8. Reservation in deed recorded in Book 262 at page 581.
9. Easement recorded in Book 279 at page 99.
10. Correction Agreement, recorded in Book 280 at page 146.
11. Easement recorded May 1959 in Book 312 at page 440
12. Conditions and restrictions in Deed recorded October 6, 1964 in Book 356 at page 525.

ALSO SUBJECT TO:

1. That grantees will not suffer or permit any unlawful, unseightly or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That said premises will be developed, sold and used solely as residence of Summer Home Sites.
3. That the above two parcels of land must be kept as an entire unit and may not be sold or conveyed separately.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dorothy Jean Hoard the 30th day of November A.D., 19 95 at 2:31 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 32726.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller