

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

KEY TITLE NO: K-48902 <
STROW NO: 27-24385
TAX ACCT. NO: 132476
MAP NO: 2309-24B-1300

GRANTEE'S NAME AND ADDRESS:

MARTIN H. ANDERSON
HC 32 BOX 477
GILCHRIST, OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LESTER M. OPPER and PATRICIA R. OPPER Grantor,

conveys and warrants to:

MARTIN H. ANDERSON and TISHA E. ANDERSON, husband and wife, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

LOT 8 IN BLOCK 13 OF FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RIGHT OF WAY, AS SET FORTH IN AN EASEMENT FROM CHARLES T. EDWARDS TO MIDSTATE ELECTRIC COOPERATIVE, INC., RECORDED JANUARY 2, 1952, IN VOLUME 258 PAGE 425, DEED OF RECORDS OF KLAMATH COUNTY, OREGON
2. BUILDING AND USE RESTRICTIONS FOR FIRST ADDITION TO RIVER PINES ESTATES, EXECUTED BY BETTY JANE AHERN, RECORDED MAY 5, 1967, IN VOLUME M67 PAGE 3386, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RIGHT OF WAY EASEMENT, GIVEN BY BETTY JANE AHERN TO MIDSTATE ELECTRIC COOPERATIVE INC., DATED MAY 11, 1967, RECORDED MAY 22, 1967, IN VOLUME M67 PAGE 3808, 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 \$55,000.00. 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 21 day of February 1996.

GRANTOR(S):

Lester M. Oppen
LESTER M. OPPER

Patricia R. Oppen
PATRICIA R. OPPER

STATE OF OREGON, County of Gene) ss.
IDAHO

This instrument was acknowledged before me on February 21, 1996,
by LESTER M. OPPER and PATRICIA R. OPPER

Edith H. Huley
NOTARY PUBLIC FOR IDAHO

My commission expires: 4-12-01

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5745-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day
of March A.D., 19 96 at 2:13 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 5745.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

C. J. Sherrill