



96 MAR -7 P3:11

STATUTORY WARRANTY DEED

PAT GRAY AND BYRON ROBINEAU

conveys and warrants to MAX ORSINI

, Grantor,

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

LOT 2, BLOCK 5, TRACT NO. 1069, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT #2607 001C0 04200 (R164903)

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

This property is free of liens and encumbrances, EXCEPT:

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 \$ 7,000.00 (Here comply with the requirements of ORS 93.030)Dated this 6TH day of MARCH 19 96.

PAT GRAY

BYRON ROBINEAU

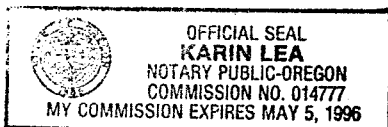
STATE OF OREGON

County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 6TH day of MARCH, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named PAT GRAY & BYRON ROBINEAU

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for Oregon.

My Commission expires _____

Title Order No. K-48918Escrow No. 9640032

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to: FIRST AMERICAN TITLE CO.
OF DESCHUTES COUNTY~~MAX ORSINI~~~~MAX ORSINI~~~~EUGENE, OR 97405~~P.O. Box 4620
Sunriver, OR 97707

Name, Address, Zip

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

MAX ORSINI

1405 LORRAINE HWY

EUGENE, OR 97405

Name, Address, Zip

EXHIBIT "A"

1. Reservations and restrictions in the dedication of Tract 1069, as follows:
 "...25 foot building set-back from front and side property lines. (2) Public
 utilities easement 16 feet in width centered on all side and back lot lines.
 (3) 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 the adjoining property is properly developed. (4) All sanitary
 facilities subject to approval of the County Sanitarian. (5) Upper 35 feet from
 the high watermark, the mean thereof of the Little Deschutes River is reserved
 for public access easement. (6) Public access to the Little Deschutes River in
 provided by easements 10 feet in width as shown on the annexed plat. (7) All
 existing easements and reservations of record. (8) A sanitary line set-back 100
 feet from the flood plane of the Little Deschutes River as shown on the annexed
 plat."

2. Articles of Association of Little Deschutes River Woods Owners Association,
 including the terms and provisions thereof, recorded March 12, 1973 in Volume M73
 page 2591 as amended by instruments recorded October 2, 1975, in Volume M75 page
 12048, recorded December 6, 1977 in Volume M77 page 23644 and 23645, Deed records
 of Klamath County, Oregon.

3. Right of Way Easement, including the terms and provisions thereof, given by
 Michael R. Jager and Margaret R. Jager and Clark J. Kenyon, to Midstate Electric
 Cooperative, Inc., dated August 14, 1978, recorded September 6, 1978 in Volume
 M78, page 18615, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company, the 7th day
 of March A.D., 19 96 at 3:11 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 6275.

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By Cheryl Russell