



K-48882

STATUTORY WARRANTY DEED

SHERILYN ANN PIES

Grantor,

conveys and warrants to PAUL C. CAHILL

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
 All of Parcel 3 of Partition Plat No. 65-95, filed February 1, 1996 in the
 office of the County Clerk of Klamath County, Oregon, located in Lot 5, Block 3,
 TRACT 1152, NORTH HILLS to the City of Klamath Falls, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County,
 Oregon.

APR -4 3:14
 This property is free of liens and encumbrances, EXCEPT: As noted on Exhibit "A" attached
 hereto and made a part hereof;

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 \$ 25,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of April 1996

Sherilyn Ann Pies
 Sherilyn Ann Pies

STATE OF OREGON
 County of Deschutes

} ss.

BE IT REMEMBERED, That on this 2nd day of April 1996, before me, the
 undersigned, a Notary Public in and for said County and State, personally appeared the within named
 Sherilyn Ann Pies

known to me to be the identical individual described in and who executed the within instrument and acknowledged to
 me that SHE 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.



Melissa S. Riverman
 Notary Public for Oregon.
 My Commission expires

Title Order No. 138357
 Escrow No. 9610144

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PAUL C. CAHILL
 63765 DESCHUTES MARKET ROAD
 BEND, OR 97701

Name, Address, Zip

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

PAUL C. CAHILL
 63765 DESCHUTES MARKET ROAD
 BEND, OR 97701

Name, Address, Zip

EXHIBIT "A"

1. 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."

2. Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, a California corporation, dated October 31, 1953, recorded November 9, 1953 in Volume 264, page 26, Deed records of Klamath County, Oregon, for 25 foot wide pole and wire lines.

3. Easement, including the terms and provisions thereof, from Harold A. Campbell to Southern Oregon Broadcasting Company, an Oregon corporation, dba SO Cable T.V., dated September 12, 1973, recorded October 5, 1973 in Volume M73, page 13497, Deed records of Klamath County, Oregon.

4. Easement, including the terms and provisions thereof, from Gerald Reinke to Southern Oregon Broadcasting Company, an Oregon corporation, dba SO Cable TV, dated September 14, 1973, recorded October 5, 1973 in Volume M73, page 13498, Deed records of Klamath County, Oregon.

5. Easement, including the terms and provisions thereof, from Jerry Seed to Southern Oregon Broadcasting Company, an Oregon corporation, dba SO Cable TV, dated September 14, 1973, recorded October 5, 1973 in Volume M73, page 13499, Deed records of Klamath County, Oregon.

6. Agreement, including the terms and provisions thereof, by and between the City of Klamath Falls, a municipal corporation, and Basin View Development Co., an Oregon corporation, dated January 2, 1979, recorded January 5, 1979 in Volume M79, page 456, and re-recorded January 30, 1979 in Volume M79, page 2453, Deed records of Klamath County, Oregon.

Amended Agreement, including the terms and provisions thereof, by and between City of Klamath Falls, a municipal corporation, and Basin View Development Company, an Oregon corporation, dated February 21, 1979, recorded March 7, 1979 in Volume M79, page 5113, Deed records of Klamath County, Oregon.

7. A 10 foot utility easement along the west line of Parcel 3 and a 12.5 foot private access and utility easement along the east line of Parcel 3, as shown on Partititon 65-95, filed February 1, 1996 in the office of the County Clerk of Klamath County, Oregon.

8. Deed of Trust, including the terms and provisions thereof, executed by Paul C. Cahill and Sherilyn Ann Pies, grantors, to William L. Sisemore, as trustee, for Klamath First Federal Savings and Loan Association, beneficiary, dated December 11, 1995, recorded December 12, 1995 in Volume M95, page 33847, Mortgage records of Klamath County, Oregon, to secure the payment of \$227,600.00.

Conditional Assignment of Rents, including the terms and provisions thereof, from Paul C. Cahill and Sherilyn Ann Pies, borrowers, to Klamath First Federal Savings and Loan Association, lender, dated December 11, 1995, recorded December 12, 1995 in Volume M95, page 33852, Mortgage records of Klamath County, Oregon.

(covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 4th day
of April A.D., 19 96 at 3:14 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 9556

Bernetha G. Letsch, County Clerk

FEE \$35.00

By [Signature]