

This space reserved for recorder's use.

Grantor's Name and Address

Patrick F. Janisch

PO Box 724

Gilchrist, OR 97737

Grantee's Name and Address

After recording return to:

Patrick F. Janisch

PO Box 724

Gilchrist OR 97737

Name, Address, Zip

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

Patrick F. Janisch

PO Box 724

Gilchrist OR 97737

Name, Address, Zip

Form No. 967 - Special Warranty Deed

A7C # 024044596
SPECIAL WARRANTY DEED - STATUTORY FORM

Paul Richard Zech, Sr., aka Paul R. Zech, and Ben Jean Zech, grantor, conveys and specially warrants to Patrick F. Janisch and Linda K. Janisch, husband and wife, grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein, situated in Klamath County Klamath to wit:

Lot 15, Block 12, TWO RIVERS NORTH, in the County of Klamath, State of Oregon.
Code 252 Map 2607-1AO TL 6200

The property is free of all encumbrances created or suffered by the grantor except as set forth in the attached Exhibit "A" and incorporated herein.

The true consideration for this conveyance is In Fulfillment of that certain Contract which recorded April 12, 1985, in Book M-85, Pages 5369 and 5374, Klamath County Records (Here comply with the requirements of ORS 93.030)

Dated this 19th day of April, 1996.

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.

Paul Richard Zech Sr. aka Paul R. Zech

Ben Jean Zech

Arizona
STATE OF OREGON, County of Notary) ss.

This instrument was acknowledged before me on April 19, 1996

by Paul R. Zech and Ben Jean Zech

Mildred E. Mathuesen
Notary Public for Oregon Arizona
My Commission expires May 31, 1998

My Commission Expires May 31, 1998

Attachment to
Special Warranty Deed

EXHIBIT "A"

Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Two Rivers North.

Easement as shown on the plat:
For: Public utilities, Easement for public use and
Sanitary set backs

Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

This property lies within and is subject to the levies and assessments of the Fire Patrol District.

This property lies within and is subject to the levies and assessments of the Two Rivers North Road District.

Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Little Deschutes River and public rights of fishing and recreation in and to the shoreline of said river.

All matters arising from any shifting in the course of Little Deschutes River, including but not limited to accretion, reliction and avulsion.

Easement, including the terms and provisions thereof:
For: Right of way for Forest Service Roadway 56 feet in width, across the E 1/2 NW 1/4 and NW 1/4 NE 1/4 of Sec. 1, Twp 26 S., R 7 EWM.
Granted to: The United States of America
Recorded: May 27, 1966
Book: M-66
Page: 5563

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day of May A.D. 19 26 at 11:37 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 13278.

FEE \$35.00

By Bernetha G. Letsch, County Clerk