

20708
After recording return to
PAUL J. SCHALLER
~~99-00000-0000~~ P. 102:5
WINCHESTER BAY, OR 97157

96 JUL P156

Vol. 196 Page 19592
TITLE ORDER NO. 38454
KEY ESCROW NO: 29-7747

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

TAX ACCT. NO:
MAP NO:

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DENNIS KYHL and SUSIANA KYHL Grantor,

conveys and warrants to:

PAUL J. SCHALLER and KAYE E. SCHALLER, husband and wife and THERESA K. VILLANI,
not as tenants in common, but with the right of survivorship, Grantee,

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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 FINE 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 \$50,000.00. 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 25th day of June, 1996.

GRANTOR(S):

DENNIS KYHL

SUSIANA KYHL

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on June 25, 1996,
by DENNIS KYHL and SUSIANA KYHL

Elizabeth K. Kelton
Notary Public for Oregon

My commission expires: 5/1/98

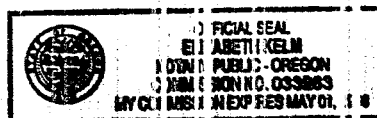


EXHIBIT : A

LOT 29 IN BLOCK 15 OF TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

6. Reservations and restrictions contained in Deed from the State of Oregon, to Elizabeth A. Platts, dated June 29, 1907, recorded December 2, 1907 in Deed Volume 23, page 302, Records of Klamath County, Oregon, as follows:

"Subject, however, to rights of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."

7. A 25 foot building setback line as shown on dedicated plat.

8. Restrictions as contained in plat dedication, to wit:

"(1) Building setback lines as shown on the annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips 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 developed; (4) All sanitary facilities subject to the approval of the county Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."

9. The 1996/97 real property taxes a lien not yet due and payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 1st day
of July A.D., 1996 at 3:56 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 19592

FEE \$35.00

By Bernetha G. Letsch, County Clerk