

After recording return to:

KAREN P. MESTDAGH

PO BOX 687

LA PINE, OR 97739

KEY TITLE & ESCROW COMPANIES

162 N.W. GREENWOOD • P.O. BOX 617

BEND, OREGON 97708

TITLE ORDER NO. K-49480

KEY ESCROW NO: 27-24913

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

SAME AS ABOVE

TAX ACCT. NO: 132822

MAP NO: 230924B002000

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

WILLIAM MELTON and LA VERNE MELTON, husband and wife Grantor,

conveys and warrants to:

KAREN P. MESTDAGH and GLENDON L. MCBRIDE and DOLORIS J. MCBRIDE, 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:

LOT 1 IN BLOCK 15 OF FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

SUBJECT TO: EXHIBIT "A"

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 \$40,000.00. 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 3 day of July, 1996.

GRANTOR(S):

William L. Melton
WILLIAM MELTON

La Verne S. Melton
LA VERNE MELTON



STATE OF OREGON, County of Tillamook) ss.

This instrument was acknowledged before me on July 3, 1996,
by WILLIAM MELTON and LA VERNE MELTON

Terry Houchins
Notary Public for Oregon

My commission expires: 11-30-99

96 JUL 10 P1:41

EXHIBIT "A"

1. Right of way, including the terms and provisions thereof, as set forth in an easement for Charles T. Edwards, et ux, to Midstate Electric Cooperative, Inc., recorded January 2, 1952, in Volume 258 page 425, Deed records of Klamath County, Oregon.

2. Right of Way Easement, including the terms and provisions thereof, given by Betty Jane Ahern to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 11, 1967, recorded May 22, 1967, in Volume M67 page 3803, Deed records of Klamath County, Oregon.

3. Building and Use Restrictions for First Addition to River Pine Estates, including the terms and provisions thereof, executed by Betty Jane Ahern, recorded May 5, 1967, in Volume M67 page 3386, Deed records of Klamath County, Oregon.

4. Electric Line Right-of-Way Easement, including the terms and provisions thereof, given by William L. Melton, to Midstate Electric Cooperative, Inc., a cooperative, dated April 16, 1991, recorded May 21, 1991, in Volume M91 page 9591, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 10th day
of July A.D., 19 96 at 1:41 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20475.

Bernetha G. Letsch, County Clerk

By *C. J. Smith*

FEE \$35.00