

SPECIAL WARRANTY DEED

JAMES RABE and JUDITH RABE, husband and wife, Grantors, convey and specially warrant to MARLENE RABE ALBRECHT, an undivided one-fourth interest, to JAMES H. RABE an undivided one-fourth interest, to DANIEL P. RABE, an undivided one-fourth interest, and to THOMAS H. RABE, an undivided one-fourth interest, grantees, as tenants in common, the following described real property free of encumbrances created or suffered by the grantors, situated in Klamath County, Oregon, to-wit:

Lot 6 in Block 1 of ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, easements and setback lines as shown in the plat dedication.
2. Covenants, conditions and restrictions contained in instrument recorded November 2, 1996 in Volume M66, Page 11487, and instrument recorded May 22, 1972 in Volume M72, Page 5442, Microfilm Records of Klamath County, Oregon.
3. Easement for electric transmission line shown in instrument recorded February 9, 1989 in Volume M89, Page 2584, Microfilm Records of Klamath County, Oregon.
4. 1996-1997 real property taxes, a lien not yet payable.

The true consideration for this conveyance is \$7,000.

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

After recording, return to:  
GARY G. JONES  
Attorney at Law  
117 Commercial St. N.E., #201  
Salem, Oregon 97301

Until a change is requested,  
all tax statements shall be  
sent to:

James Rabe  
P.O. Box 4127  
Salem, Oregon 97302

96 AUG 13 AM 10:07

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.

James Rabe  
James Rabe

Judith Rabe  
Judith Rabe

On this 8 day of August, 1996 personally appeared the above named Judith Rabe and James Rabe and acknowledged the foregoing instruments to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires: 3-17-91



Filed for record at request of Gary G Jones  
of August A.D., 19 96 at 10:07 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 24819

Bernetha G Letsch, County Clerk

By