



FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON
P.O. Box 4620
Sunriver, OR 97707

K-49654
STATUTORY WARRANTY DEED

Vol. mg6 Page 28782

MICHAEL D. COVER AND SANDRA J. COVER

conveys and warrants to BRUCE L. LILLESTON AND VALERIE K. LILLESTON, HUSBAND AND WIFE, Grantor,
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
THE W1/2 SE1/4 NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF
THE WILLAMETTE MERIDIAN, ~~KALAMATH/COUNTY//OREGON~~ KLAMATH COUNTY, OREGON
TAX MAP ACCOUNT NO: 2408 25C 2500
SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS


SEP 12 P1:03

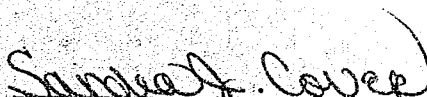
This property is free of liens and encumbrances, EXCEPT:

96 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 \$ 22,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of September, 19 96


MICHAEL D. COVER


SANDRA J. COVER

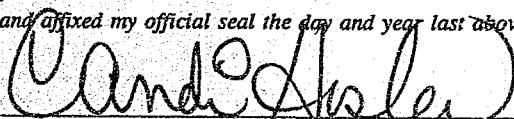
STATE OF OREGON
County of Marion } ss.

BE IT REMEMBERED, That on this 9th day of September, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
MICHAEL D. COVER AND SANDRA J. COVER

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




Candi Hosler
Notary Public for Oregon.
My Commission expires 06-14-97

Title Order No. K-49654
Escrow No. 9640362

After recording return to:
BRUCE L. LILLESTON
8554 SE 57TH
PORTLAND, OR 97206

Name, Address, Zip

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

BRUCE L. LILLESTON

8554 SE 57TH

PORTLAND, OR 97206

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

28783

1. Taxes for 1996-97 are now a lien, but not yet payable.
2. Rights of the public in and to any portion of the herein described property lying within the limits of roads or highways.
3. Easement, including the terms and provisions thereof, contained in Warranty Deed from Doris Wyckoff, to Leonard P. Bell and Mabel V. Bell, dated August 3, 1973, recorded November 16, 1973, in Volume M73 page 15134, Deed records of Klamath County, Oregon, as follows: "Reserving unto the grantors an easement of fifteen (15) feet, with right of dedication for road purposes, over and Notherly, Easterly, the Southerly and Westerly boundaries of said property."
4. Easement, including the terms and provisions thereof, from Leonard P. Bell and Mabel V. Bell, to US West Communications, Inc., dated November 22, 1992, recorded January 11, 1993, in Volume M93 page 780, Deed records of Klamath County, Oregon, for 10 foot wide easement for telecommunications facilities.
Assignment and Assumption of Right of Way, dated October 20, 1993, recorded November 17, 1995, in Volume M95 page 31559, Deed records of Klamath County, Oregon, US West Communications, Inc., assigns to Pacific Northwest Bell Telephone Company.
6. Klamath County Assessor's Office discloses existing roads to property in question, however, neither Klamath County Title Company nor First American Title will insure any right of access to and from the herein described premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day
of September A.D., 19 96 at 1:03 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 28782
Bernetha G Letsch, County Clerk

FEE \$35.00 By [Signature]