

K-49834  
**WARRANTY DEED**

\*NOEL A. MOORE, TRUSTEE OF THE  
PERRY H. SNEED and P.D. SNEED, Grantor, conveys and warrants to, MARK W.  
BURKHALTER,\*NOEL A. MOORE DEFINED BENEFIT PENSION AND TRUST #93-1004243,\*\*BRET A.  
MOORE PENSION TRUST #93-1045918, MARK VAN PERNIS AND KRISTI VAN PERNIS, HUSBAND  
AND WIFE, AND THOMAS S. PARKS, AS TENANTS IN COMMON; Grantee, the following  
described real property, together with appurtenances, free of encumbrances except  
as specifically set forth herein, situated in KLAMATH County, OR:

SEE ATTACHED EXHIBIT "A"

**SUBJECT TO:** Rights of way of record, For tax purposes, the herein described property has been classified as forest growth land and assessed at a lower valuation by the County Assessor pursuant to ORS 321.257 to 321.375. If the land becomes disqualified for the special assessment under the statute, an additional tax and interest thereon may be levied, which the Grantees herein agree to assume and pay.

The true consideration paid for this conveyance is ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00). ( ) However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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.

Dated this 5th day of November, 1996.

Perry H. Sneed  
PERRY H. SNEED

P.D. Sneed  
P.D. SNEED

STATE OF OREGON )  
County of Jackson ) ss.

This instrument was acknowledged before me on the 5th day of November, 1996 by PERRY H. SNEED and P.D. SNEED



Ruth Richie  
Notary Public for Oregon  
My commission expires: 6/21/00

Until a change is requested,  
send all tax statements to:

GRANTEES  
3600 Westover Drive  
Central Point, OR 97502

Return document to:

CRATER TITLE INSURANCE CO.  
P O BOX 250  
MEDFORD, OR 97501  
CTI -107624-RR

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

The following described real property situate in Klamath County, Oregon

Beginning at an iron pipe which marks the Southeasterly corner of Lot 54 of Lakewood Heights and running thence along the Westerly line of Lot 37 of Lakewood Heights to a point which is its intersection with the projection of the Northwesterly line of Lot 36 of Lakewood Heights; thence Southwesterly along the Northwesterly line of Lot 36, Lakewood Heights to a point which is its intersection with the section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence in a straight line to an iron pipe which marks the Southwesterly corner of Lot 54 of Lakewood Heights; thence Northeasterly along the Southwesterly line of Lot 54 of Lakewood Heights to the point of beginning, being all a portion of Lot 4, Section 23, Township 38 south, Range 8 East of the Willamette Meridian. Also including all those portions of NW $\frac{1}{4}$ SW $\frac{1}{4}$  and SE $\frac{1}{4}$ SW $\frac{1}{4}$  and all those portions of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$  which lie Southerly and Westerly of Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement, subject to the terms and provisions thereof, as disclosed by instrument between Lakewood Heights District Improvement Company, a corporation, and Robert B. Chilcote and Barbara J. Chilcote, husband and wife, recorded Auguts 5, 1970 in Volume M70 page 6687, Microfilm records of Klamath County, Oregon.

**ALSO SUBJECT TO:**

3. The assessment roll and the tax roll disclose that the within described premises were spically assessed as Forest Land. Taxes for the year 1996-97 and possibly prior years have been deferred pursuant to ORS 321.805 to 321.810. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
4. Right of Way, including the terms and provisions thereof, given by F.H. McCornack et al, to The California Oregon Power Company, a California corporation, dated July 13, 1925, recorded September 9, 1925, in Deed Volume 68 page 278, records of Klamath County, Oregon.
5. Right of Way, including the terms and provisions thereof, given by F. H. McCornack, et al, to The California Oregon Power Company, dated July 13, 1925, recorded September 9, 1925, in Deed Volume 68 page 281, records of Klamath County, Oregon.
6. Agreement and Release of Claim for Damages, including the terms and provisions thereof, given by Rosa N. McCornack, et al to California-Oregon Power Company, dated September 25, 1935, recorded September 28, 1935, in Deed Volume 105 page 226, records of Klamath County, Oregon.
7. Agreement and Release of Claim for Damages, including the terms and provisions thereof, given by Rosa N. McCornack, et al to California-Oregon Power Company, dated September 26, 1935, recorded September 28, 1935, in Deed Volume 105 page 227, records of Klamath County, Oregon.
8. Reservations and restrictions, including the terms and provisions thereof, in deed form Frank H. McCornack and Helen M. McCornack, husband and wife, to Robret R. Chilcote, recorded August 5, 1970, in Volume M70 page 6683, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 6th day  
of November A.D. 19 96 at 2:55 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 35118.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross