

Title Order No. 124693-NF

Escrow No. 124693-NF

After recording return to:

Ferris G. Hill/Leah M. Hill61040 S. Queens LaneBend, OR 97702

Name, Address, Zip

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

Ferris G. Hill/Leah M. Hill61040 S. Queens LaneBend, OR 97702

Name, Address, Zip

This space reserved for recorder's use

K-50119
STATUTORY WARRANTY DEEDCalvin C. Applebee, Grantor,
conveys and warrants to

Ferris G. Hill and Leah M. Hill, husband and wife, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 26 in Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office to the County Clerk of Klamath County, Oregon.

Acct No. 2310-358-8000

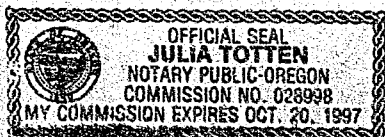
Key No. 138675

This property is free from encumbrances, EXCEPT: See Attached Exhibit "A" made a part herein.

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 \$32,000.00.
93.030)

(Here comply with the requirements of ORS

Dated this 17th day of JANUARY, 19 97.
Calvin C. ApplebeeSTATE OF OREGON, County of ClatsopThis instrument was acknowledged before me on January 17, 1997, by Calvin C. Applebee) ss.
Notary Public for Oregon
My commission expires _____

1732

Attachment to
Warranty Deed

EXHIBIT "A"

Declarations, Covenants and Conditions for Tract 1098 Split Rail Ranchos, recorded April 14, 1994, in Volume M94 page 11266, Deed records of Klamath County, Oregon.

Electric Line Right of Way Easement, including the terms and provisions thereof, given by Vincent Gislser, to Midstate Electric Cooperative, a cooperative, dated March 1, 1994, recorded April 26, 1994, in Volume M94 page 12551, Deed records of Klamath County, Oregon.

Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954, in Volume 268 page 209, Deed records of Klamath County, Oregon, as follows: "Saving and Except: ..It is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."

Reservations and restriction in the dedication of Tract 1098-Split Rail Ranchos, as follows: "...said plat subject to: A 45-foot building set-back line along the front of all lots, and a 20-foot building set back along the said street lines; any additional restrictions provided in any recorded protective covenants or any Oregon administrative regulations pertaining hereto; A 16-foot public utility easement along the back of all lots."

Protective Covenants, Conditions and Restrictions for Forest Meadows at Split Rail Ranchos, dated March 29, 1994, recorded April 1, 1994, in Volume M94 page 9622, Deed Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of Klamath County Title the 21st day
of January A.D. 19 97 at 1:38 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 1731

Bernetha G. Letsch, County Clerk

FEE \$35.00

by

Kathleen Ross