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## WARRANTY DEED

CLYDE A. SEVERSON AND SUSAN C. SEVERSON, TRUSTEES OF THE CLYDE ALVIN SEVERSON TRUST UAD SEPTEMBER \_\_\_\_\_, 1991 Grantor, conveys and warrants to, THOMAS K. HORN AND GRETCHEN F. HORN, TRUSTEES OF THE THOMAS AND GRETCHEN HORN FAMILY TRUST; Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in KLAMATH County, OR:

EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

\* Paid by an accomodator pursuant to a 1031 exchange

**SUBJECT TO:** Conditions and restrictions of record, Rights of way of record,

The true consideration paid for this conveyance is FORTY FIVE THOUSAND AND 00/100 (\$45,000.00). \* ( ) 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.

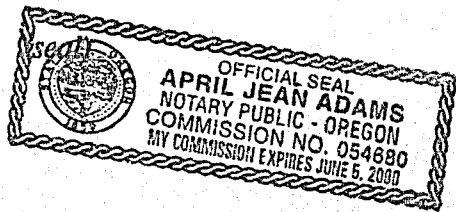
Dated this 28th day of January, 1997.

Clyde A. Severson Trustee Susan Carol Severson Trustee  
CLYDE A. SEVERSON, TRUSTEE SUSAN C. SEVERSON, TRUSTEE

STATE OF OREGON )

County of Jackson ) ss.

This instrument was acknowledged before me on the 28 day of January, 1997 by CLYDE A. SEVERSON AND SUSAN C. SEVERSON, TRUSTEES OF THE CLYDE ALVIN SEVERSON TRUST UAD SEPTEMBER \_\_\_\_\_, 1991



April Jean Adams  
Notary Public for Oregon  
My commission expires: 6/5/00

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

Grantee:  
589 King Mountain Trail  
Sunnyvalley, OR 97497

Return document to:

Same as above:

EXHIBIT 'A'

Parcel One: Lots 10, 19, 23, and 24 Block 1, and Lots 17, 19, 22, 31, 32, 34 and 35 Block 2, Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Lots 9, 10, and 11, Block 2, First Addition to Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel Two: Lot 21, Block 1, Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO THE FOLLOWING

1. Reservations and restrictions shown on the plat of Bley-Was Heights and First Addition to Bley-Was Heights, as follows: "Note: No vehicular access is allowed from Keno Springs Road to any lot with frontage on said road." (Effects lots 40, 41, and 47, Block 2, Lots 12, 13, 16, 17, and 18, Block 1 and portion Block 3 along Keno Springs Road, in Bley-Was Heights, also Lots 1, 6 and 7 Block 1 and Lot 1 Block 7 First Addition to Bley-Was Heights)
2. Reservations and restrictions contained in the dedication of Bley-Was Heights and First Addition to Bley-Was Heights, as follows: "...said plat being subject to: (1) All minimum building setback and other requirements as per RD7000 Property Development Standards. (2) All utility easements of the size and location as shown on the annexed plat. (3) One foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is property developed."
3. Declaration of Covenants, Conditions and Restrictions for Bley-Was Heights and First Addition to Bley-Was Heights, dated June 13, 1974, recorded June 13, 1974 page 7311, Deed records of Klamath County, Oregon, amended by instrument, recorded July 18, 1974, in Volume M-74 on page 8744, Deed records of Klamath County, Oregon. 1987 Amendment No. 1, recorded November 5, 1987, in Volume M-87 on page 20096, Deed records of Klamath County, Oregon. 1987 Amendment No. 2, recorded November 5, 1987, in M-87 on page 20098, Deed records of Klamath County, Oregon. 1988 Amendment No. 1, recorded October 19, 1988, in Volume M-88 on page 17570, Deed records of Klamath County, Oregon. 1988 Amendment No. 2, recorded October 19, 1988, in Volume M-88 on page 17572, Deed records of Klamath County, Oregon. Amendment to Covenants recorded February 28, 1995 in M-95 on page 4484, records of Klamath County, Oregon.
4. Right of Way for Roadway and telephone liens, including the terms and provisions thereof, given by James O. Watts and Martha Watts, husband and wife, to United States of America, acting by and through the Forest Service, U.S.D.A., dated November 26, 1951, recorded June 21, 1952, in Volume 254 on page 446, Deed Records of Klamath County, Oregon.
5. Right of Way for transmission line, including the terms and provisions thereof, given by Owen R. Watts and Virginia M. Watts, husband and wife, and Martha M. Watts, a widow to The California Oregon Power Company, a California corporation, dated August 20, 1958, recorded August 25, 1958, in Volume 203 page 428, records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day  
of February A.D. 19 97 at 3:21 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 3228.

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Rose