

32369

'97 FEB -4 P3:42

Vol. 1797 Page 3469Title Order No. 124713-BMEscrow No. 124713-BM

This space reserved for recorder's use

After recording return to:

David W. Linn65344 E Timberline DriveRhododendron, OR 97049

Name, Address, Zip

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

David W. Linn65344 E Timberline DriveRhododendron, OR 97049

Name, Address, Zip

K-50153
STATUTORY WARRANTY DEED

Ross Lay, Grantor, conveys and warrants to David W. Linn and Tina M. Linn, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in county, OREGON, to wit:

lot 7 in Block 8, Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances EXCEPT:

REFERENCED ON ATTACHED EXHIBIT 'A'

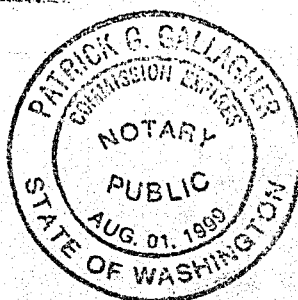
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$4,500.00. (Here comply with the requirements of ORS 93.030)

Dated this 9th day of Jan, 1997.

Ross Lay
Ross Lay

Washington
STATE OF ~~OREGON~~, County of Klickitat) ss.
This instrument was acknowledged before me on January 13, 97
by ROSS LAY



Patrick G. Gallagher
Notary Public for Oregon Washington
My commission expires Aug 1 1999

Reservations and restrictions in the dedication of Tract No. 1069, as follows: "...1) 25 foot building set-back from front and side property lines. 2) Public utilities easements 16 feet in width centered on all side and back lot lines. 3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4) All sanitary facilities subject to approval of the County Sanitarian. 5) Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved for public access easement. 6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. 7) All existing easements and reservations of record. 8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof, recorded March 12, 1973, in Volume M73 page 2591, amended by instruments recorded October 2, 1975, in Volume M75 page 12048 and recorded December 6, 1977, in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon.

Right of Way Easement, including the terms and provisions thereof, given by Michael B. Jager and Margaret H. Jager and Clark J. Kenyon to Midstate Electric Cooperative, Inc., dated August 41, 1978, recorded September 6, 1978, in Volume M78 page 18615, Deed records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day
of February A.D., 19 97 at 3:42 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 3469.

Bernetha G. Letsch, County Clerk

by Kathleen Rossi

FEE \$35.00