

32798

After recording return to:
 BENITO V. VALDEZ
 643 BROWN STREET
 WOODBURN, OR 97071

Vol. M47 Page 4461

TITLE ORDER NO. K-50227
 KEY ESCROW NO: 27-25801

Until a change is requested tax statements
 shall be sent to the following address:
 SAME AS ABOVE

TAX ACCT. NO: 136882 & 136873
 MAP NO: 23-10-01-16BO, #3700

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

LEONARD E. KLINE and DELORIS A. KLINE, Grantor,

conveys and warrants to:

BENITO V. VALDEZ and BENITA VALDEZ, husband and wife, Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

PARCEL 1: LOT 6 IN BLOCK 7, THIRD ADDITION TO ANTELOPE MEADOWS,
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
 COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2: LOT 7 IN BLOCK 7, THIRD ADDITION TO ANTELOPE MEADOWS,
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
 COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION OF TRACT 1076 THIRD
 ADDITION TO ANTELOPE MEADOWS, AS FOLLOWS: . . . SAID PLAT BEING SUBJECT TO
 A 16-FOOT EASEMENT FOR FUTURE PUBLIC UTILITIES AS SHOWN ON THE ANNEXED
 MAP AND 25-FOOT BUILDING SET-BACK ON THE FRONT OF ALL LOTS AND A 20-FOOT
 BUILDING SET-BACK ON THE SIDE STREET LINES, ALSO SUBJECT TO EASEMENTS AND
 RESERVATIONS OF RECORD AND ADDITIONAL RESTRICTIONS AS PROVIDED IN ANY
 RECORDED PROTECTIVE COVENANTS . . . BUT DELETING ANY COVENANT, CONDITION OR
 RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASE
 ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL
 ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE
 42 USC 3604 (C).
2. AGREEMENT FOR ELECTRIC SERVICE, INCLUDING THE TERMS AND PROVISIONS
 THEREOF, FROM DE LORIS A. KLINE TO MIDSTATE ELECTRIC COOPERATIVE, INC.,
 DATED OCTOBER 22, 1982, RECORDED DECEMBER 15, 1982, IN VOLUME M82 PAGE
 17825, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. ELECTRIC LINE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND
 PROVISIONS THEREOF, FROM LEONARD R. PARKER TO MIDSTATE ELECTRIC
 COOPERATIVE, INC., A COOPERATIVE CORPORATION, DATED NOVEMBER 10, 1982,
 RECORDED DECEMBER 15, 1982, IN VOLUME M82 PAGE 17829, DEED RECORDS OF
 KLAMATH COUNTY, OREGON.

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 \$25,000.00 (which is paid by
 an accommodator as part of an IRC 1031 exchange). However, if the actual
 consideration consists of or includes other property or other value given or
 promised, such other property or value was part of the/the whole of the
 (indicate which) consideration. If the grantor is a corporation, this has been
 signed by authority of the Board of Directors.

Dated this 10th day of February, 1997.

GRANTOR(S):

Leonard E. Kline
 LEONARD E. KLINE

37 FEB 12 P2:37

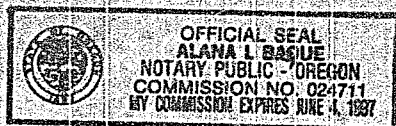
De Loris A. Kline
 DELORIS A. KLINE

STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on 2-10, 1997,
 by LEONARD E. KLINE and DELORIS A. KLINE

Alana L. Bague
 Notary Public for Oregon

My commission expires: 6-4-97



STATE OF OREGON : COUNTY OF KLAMATH: ss

Filed for record at request of Klamath County Title the 12th day
 of February A.D. 1997 at 2:37 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 4461

FEE \$35.00

Bernetha G. Letsch, County Clerk
 by Antonia Rios