

97 MAR 31 P3:30
K-50030

STATUTORY WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:
Gary D. Crouch
4708 Liberty Road, SE
Salem, Oregon 97302

After recording, this Deed shall be delivered to:
Kevin J. Keillor
901 NW Carlon Avenue, Suite 3
Bend, Oregon 97701

The true consideration for this transfer is \$0.00.

GARY D. CROUCH and JANIS E. CROUCH, husband and wife, as to an undivided two-thirds (2/3) interest, and CHRISTOPHER J. MILLER and JENNIFER B. MILLER, husband and wife, as to an undivided one-third (1/3) interest, all as tenants in common, Grantor, conveys and warrants to GARY D. CROUCH, as to an undivided two-thirds (2/3) interest, and CHRISTOPHER J. MILLER as to an undivided one-third (1/3) interest, all as tenants in common, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A parcel of land situated in the SE 1/4 of the NE 1/4 Section 4, Township 39 South, Range 9 East of the willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Parcel 2 of Land Partition 74-96 according to the official plat thereof.

Subject to:

- 1 Rules, regulations and assessments of South Suburban Sanitary District.
- 2 Reservations and restrictions in the dedication of Washburn Park, Tract 1080, as follows: "...said plat subject to: Building set-back lines as prescribed in present applicable ordinance; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants."
- 3 Right of Way Easement, including the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner, husband and wife, to the

California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970 in Volume M70, page 10618, Deed records of Klamath County, Oregon.

- 4 Reservations and restrictions in deed from Washburn Enterprises, Inc., to Stig Larsson and Lis A. Larsson, dated October 17, 1977, recorded January 27, 1983 in Volume M83, page 1459, Deed records of Klamath County, Oregon.
- 5 Reservations and restrictions in deed from Washburn Enterprises, Inc., an Oregon corporation, to Harry R. Waggoner and Robert A. Stewart, dated June 28, 1983, recorded June 29, 1983 in Volume M83, page 10166, Deed records of Klamath County, Oregon.
- 6 Sewer Easement as disclosed by deed given by Washburn Enterprises, Inc., an Oregon corporation, to Harry R. Waggoner, Robert A. Stewart and Robert J. Harrahill and Betty L. Harrahill, dated September 30, 1983, recorded September 30, 1983 in Volume M83, page 16856, Deed records of Klamath County, Oregon.
- 7 Option to Purchase in favor of Paul C. Cahill.

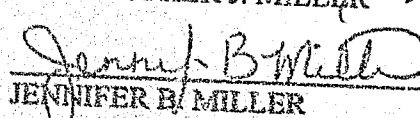
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: February 21st, 1997.


GARY D. CROUCH

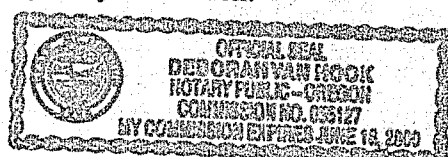

JANIS E. CROUCH


CHRISTOPHER J. MILLER


JENNIFER B. MILLER

STATE OF OREGON, County of Marion, ss:

The foregoing instrument was acknowledged before me this 26 day of February, 1997, by Gary D. Crouch.



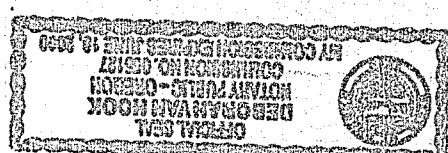
Deborah Van Hook

Notary Public for Oregon

My Commission Expires: 6-18-03

STATE OF OREGON, County of Marion, ss:

The foregoing instrument was acknowledged before me this 26 day of February, 1997, by Janis E. Crouch.



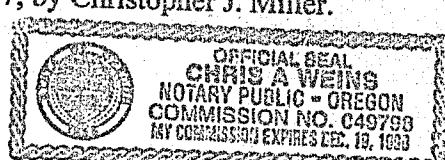
Deborah Van Hook

Notary Public for Oregon

My Commission Expires: 6-18-03

STATE OF OREGON, County of Lane, ss:

The foregoing instrument was acknowledged before me this 6th day of March, 1997, by Christopher J. Miller.



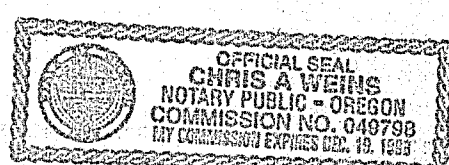
Chris A. Weins

Notary Public for Oregon

My Commission Expires: 12-19-99

STATE OF OREGON, County of Lane, ss:

The foregoing instrument was acknowledged before me this 6th day of March, 1997, by Jennifer B. Miller.



Chris A. Weins

Notary Public for Oregon

My Commission Expires: 12-19-99

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PDATARKJCLIENTSL-00MILLER0.007 February 19, 1997

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 31st day of March A.D., 19 97 at 3:30 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 9300.

FEE \$40.00

Bernetha G. Letsch, County Clerk

by Kathleen Rosa