



37375

Vol. 197 Page 14153

'97 MAY -9 AIO:46

K-50614  
STATUTORY WARRANTY DEED

JAMES D. YOW AND PATTY J. YOW

conveys and warrants to STANLEY M. RUSSELL AND RENE' K. RUSSELL, as tenants by the entirety, Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,A parcel of land in the NE 1/4 SE 1/4 of Section 18, Township 23 South, Range 10  
East of the Willamette Meridian, more particularly described as follows:Parcel 2 of Major Land Partition 17-87, filed September 26, 1990, in Klamath  
County, Oregon.

Key No. 873775

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON EXHIBIT "A" ATTACHED  
AND MADE A PART HEREOFTHIS 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 \$ 75,000.00 (Here comply with the requirements of ORS 93.030)Dated this 7th day of May 19 97James D. Yow  
JAMES D. YOWPatty J. Yow  
PATTY J. YOWSTATE OF OREGON  
County of Deschutes } ss.BE IT REMEMBERED, That on this 7th day of May 19 97, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
James D. Yow and Patty J. Yowknown to me to be the identical individual s. described in and who executed the within instrument and acknowledged to  
me that THEY executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.Karin Lea  
Notary Public for Oregon.  
My Commission expires 5-5-2000Title Order No. \_\_\_\_\_  
Escrow No. 9740156

After recording return to:

STANLEY M. RUSSELLPO BOX 2099LAPINE OR 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent  
to the following address.STANLEY M. RUSSELLPO BOX 2099LAPINE OR 97739

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1996-97 are possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Reservations and restrictions, including the terms and provisions thereof, as contained in deed executed by the United States of America to Charles Nash, dated December 18, 1939, recorded January 11, 1940, in Volume 126 page 360, Deed records of Klamath County, Oregon, as follows: "...subject to any vested and accrued water rights or ditches and reservoirs used in connection with such water rights as may be recognized and acknowledge by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Subject to such rights for telephone line purposes as the Pacific Telephone and Telegraph Company may have under the Act of March 4, 1911."
3. Right of Way, including the terms and provisions thereof, given by George F. Sly (also known as George T. Sly), a single man, to Pacific Gas Transmission Company, a California corporation, dated January 4, 1960, recorded March 21, 1960, in Volume 319 page 541, as modified by Notice of Location, dated September 25, 1961, recorded September 25, 1961, in Volume 332 page 574, as amended by Notice of Location, dated November 30, 1978, recorded January 17, 1979, in Volume M79 page 1272, Deed records of Klamath County, Oregon.
4. Memorandum of Contract for Line Extension, including the terms and provisions thereof, by and between Midstate Electric Cooperative, Inc., and Stan Russell and Don Yow, DBA LaPine Sand & Gravel, dated September 8, 1995, recorded October 26, 1995, in Volume M95 page 29265, Deed records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 9th day  
of May A.D. 19 97 at 10:46 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 14153

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross