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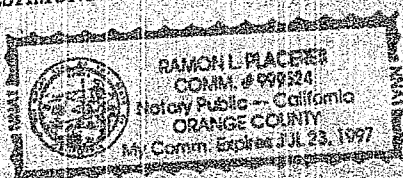
K-50755
STATUTORY WARRANTY DEEDROBERT H. CASEY and LIANE C. CASEY, husband and wife Grantor,
conveys and warrants to CHARLES W. MANEWAL and CAROLINE E. MANEWAL, husband and wife Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 2 in Block 4, Tract No. 1069, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

Tax account No: 2307-1C-200 Key No. 165323

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A"
ATTACHEDTHIS 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 \$ 20,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of May 19 97

Robert H. Casey
ROBERT H. CASEYLiane C. Casey
LIANE C. CASEYCALIFORNIA
STATE OF OREGON
County of ORANGE } ss.BE IT REMEMBERED, That on this 21st day of May 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
ROBERT H. CASEY and LIANE C. CASEYknown 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.Ramon L. Placer
Notary Public for Oregon.
My Commission expires 07-23-97Title Order No.
Escrow No. 9740213After recording return to:
CHARLES W. MANEWAL
1922 LEMMING AVE
EUGENE, OR 97401Until a change is requested all tax statement shall be sent
to the following address:
CHARLES W. MANEWAL
1922 LEMMING AVE
EUGENE, OR 97401

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

2. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Little Deschutes River.

3. 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 utility 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 Commissioner 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 watermark, the mean thereof, of the Little Deschutes River is reserved from 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."

4. 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, All Deed records of Klamath County, Oregon.

5. 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 14, 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 30th day
of May A.D. 19 97 at 3:28 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 16627
FEE \$35.00 By Bernetha G. Leach, County Clerk
Kathleen Ross