

K-50609

STATUTORY WARRANTY DEED

JACK W. HUDSON & BETTY C. HUDSON

conveys and warrants to ERNEST O. NOFFSINGER & MARILOU D. NOFFSINGER, husband and wife, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

Lot 15 in Block 4 of TRACT 1069, according to the official plat thereof on file
in the office of the County Clerk of Klamath Conty, Oregon

2607-00160-01500 Key No. R165190 Code 051

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON EXHIBIT "A" ATTACHED
AND MADE A PART HEREOF

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 \$ 18,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of June 19 97

Jack W. Hudson
JACK W. HUDSON

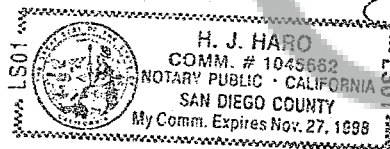
Betty C. Hudson
BETTY C. HUDSON

STATE OF ~~OREGON~~ CALIFORNIA
County of SAN DIEGO } ss.

BE IT REMEMBERED, That on this 3rd day of JUNE, 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
Jack W. Hudson and Betty C. Hudson

known 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.



H. J. Haro
Notary Public for California
My Commission expires 11/27/98

Title Order No. _____
Escrow No. 9740155

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON
P.O. Box 4820
Sunriver, OR 97132
Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.
ERNEST O. NOFFSINGER
395 SANTA CLARA AVENUE
EUGENE, OR 97404
Name, Address, Zip

EXHIBIT "A"

1. Any adverse claim based upon the assertion that some portion of said lands have been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
2. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters 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 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 watermark, 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."
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 pages 23644 and 23645, 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 13th day
 of June A.D., 19 97 at 2:42 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 18254.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross