



39241

K-50610

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## STATUTORY WARRANTY DEED

WILLIAM D. MYERS & JANE H. MYERS, Trustees of the MYERS FAMILY TRUST AGREEMENT  
DATED MAY 17, 1988conveys and warrants to CHARLES J. SHAW & JOYCE C. SHAW, husband and wife

Grantor,

Grantee,

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

Lot 16 Block 4, TRACT NO. 1069, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, OregonJUN 13 P242  
97  
12607-001C0-01600 Key No. R165181 Code 051This 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 \$ 18,000.00 (Here comply with the requirements of ORS 93.030)Dated this 2nd day of June 19 97William D. Myers  
WILLIAM D. MYERS, TrusteeJane H. Myers  
JANE H. MYERS, TrusteeSTATE OF ~~OREGON~~ CALIFORNIA  
County of San Diego } ss.BE IT REMEMBERED, That on this 2nd day of June, 19 97, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
WILLIAM D. MYERS & JANE H. MYERSknown 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  
H. J. Haro Notary Public for Oregon-Calif.  
My Commission expires 11/27/98Title Order No. \_\_\_\_\_  
Escrow No. 9740154

After recording return to:

FIRST AMERICAN TITLE  
INSURANCE COMPANY OF OREGON  
P.O. Box 4620  
Bend, OR 97707Until a change is requested all tax statement shall be sent  
to the following address.CHARLES J. SHAW  
6828 BLACKWELL ROAD  
CENTRAL POINT, OR 97502  
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## 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 18259.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen K. Kari