

47118

Vol. 2197 Page 34237

Title Order No. 127131-NF

97 OCT 17 PM 2:05

This space reserved for recorder's use

Escrow No. 127131-NF

After recording return to:

Darryl G. Gooley

146739 Juno's Road

Gilchrist, OR 97737

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Darryl G. Gooley

146739 Juno's Road

Gilchrist, OR 97737

Name, Address, Zip

K-51356  
STATUTORY WARRANTY DEED

Terry Ranstad and Carol Ranstad, as tenants by the entirety, Grantor, conveys and warrants to Darryl G. Gooley and Annette Y. Gooley, as tenants by the entirety, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 4, Block 5 of JACK PINE VILLAGE, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances, EXCEPT:

See Exhibit A attached hereto and by this reference 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 \$40,899.00 (93.030)

(Here comply with the requirements of ORS

Dated this 15 day of Oct, 1997.

*Terry Ranstad*

✓ Terry Ranstad

*Carol Ranstad*

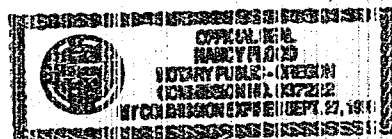
✓ Carol Ranstad

STATE OF OREGON, County of Deschutes

) ss.

This instrument was acknowledged before me on October 15, 1997.

by Terry Ranstad & Carol Ranstad



Nancy Flood

Notary Public for Oregon

My commission expires 9/27/98

## EXHIBIT A

1. Taxes for the fiscal year 1997-98 are not yet payable.
2. Easements created by instrument, including the terms and provisions thereof:  
Recorded : May 22, 1969 in Volume M69, page 3857, Deed records of Klamath County, Oregon  
Recorded : May 17, 1969 in Volume M69, page 3955, Deed records of Klamath County, Oregon  
Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation  
For : transmission line
3. Restrictions shown on the recorded plat and contained in the dedication of Jack Pine Village.
4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but delating restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument  
Recorded : May 23, 1969 in Volume M69, page 3870, Deed records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 17th day  
of October A.D., 19 97 at 2:05 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 34237.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Bernetha G. Leisch