



50581

'97 DEC 23 P3:40

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## STATUTORY WARRANTY DEED

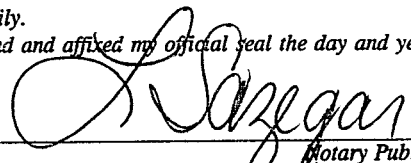
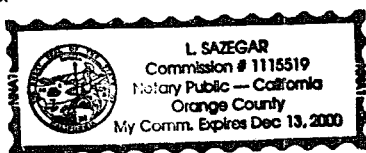
KENNETH BLANE BENSON

conveys and warrants to CHARLES W. MANEWAL and CAROLINE E. MANEWAL, husband and wife, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:  
Lot 1 in Block 4 of Tract 1069, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.Tax Account No. 2607-1C-100  
Key No. 165332This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A"  
ATTACHED

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 \$ 11,000.00 (Here comply with the requirements of ORS 93.030)Dated this 19 day of December 19 97  
KENNETH BLANE BENSONSTATE OF ~~OREGON~~ California  
County of Orange } ss.BE IT REMEMBERED, That on this 19th day of December, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KENNETH BLANE BENSONknown to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE 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.

  
Notary Public for Oregon.  
My Commission expires 12/13/00Title Order No. K51925  
Escrow No. 9740547

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
CHARLES W. MANEWAL  
1922 LEMMING AVE.  
EUGENE, OR 97401

Name, Address, Zip

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

CHARLES W. MANEWAL  
1922 LEMMING AVE.  
EUGENE, OR 97401

Name, Address, Zip

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River and the ownership of the State of Oregon in and to that portion lying below the Little Deschutes River high water mark thereof.

Any adverse claim based upon the assertion that some portion of said land has 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.

Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument as contained in the dedication of Tract No. 1069, as follows: "...1) 25 foot building set-back from front and side property lines. 2) Public utilities easement 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 water mark, 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."

Articles of Association of Little Deschutes River Woods Owner Association, including the terms and provisions thereof,

Recorded : March 12, 1973, in Volume M73 page 2591, Deed records of Klamath County, Oregon.

Amended : October 2, 1975, in Volume M75 page 12048, and recorded December 6, 1977, in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon.

Right of Way Easement, including the terms and provisions thereof,

Dated : August 14, 1978

Recorded : September 6, 1978, in Volume M78 page 18615, Deed records of Klamath County, Oregon

From : Michael B. Jager and Margaret H. Jager and Clark J. Kenyon

To : Midstate Electric Cooperative, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day  
of December A.D., 19 97 at 3:40 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 41767.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosa