

After recording return to:

ROBERT F. SCHULZ

3514 N.W. THRUSH PLACE

CORVALLIS, OR 97330

98 JAN 16 P3:03

TITLE ORDER NO: K-51832

KEY ESCROW NO: 41-1300

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

D-CHUTES ESTATES OREGON LIMITED Grantor,

conveys and warrants to:

ROBERT F. SCHULZ and SUSAN J. SCHULZ, husband and wife, Grantee,

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

Lot 10 Block 4, Tract 1042, Two Rivers North, according to the official
plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

Tax Account No: 158055

Map No: 2507036C2500

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OF
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FRE 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 \$8,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 12 day of JANUARY, 1998.

GRANTOR(S):

D-CHUTES ESTATES OREGON LIMITED

BY: [Signature]

WILLIAM HONSOWETZ, PERSONAL REPRESENTATIVE

STATE OF OREGON, County of LANE) ss.

This instrument was acknowledged before me on 1-12-, 1998,
by D-CHUTES ESTATES OREGON LIMITED

[Signature]
Notary Public for Oregon

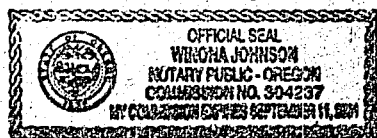
My commission expires: 9-11-01

EXHIBIT "A"

1. Reservations and restrictions contained in deed from State of Oregon to Elizabeth A. Platts dated June 28, 1907, recorded December 2, 1907, Deed Volume 23 page 302, records of Klamath County, Oregon, as follows: "Subject however, to right of way for ditches, canals and reservoir sites for irrigation purposes, construction, or which right of way is hereby expressly reserved."
2. Reservations contained in the dedication of Tract No. 1042, Two Rivers North, as shown of Exhibit "A".
3. 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 Hemlock Creek and the ownership of the State of Oregon in and to that portion lying below the Hemlock high water mark thereof.
4. 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 Hemlock Creek 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 16th day
 of January A.D., 19 98 at 3:03 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 1556

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hedden Ross