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54096

Vol. m98 Page 7067Bill and Starla Hulbert3315 Washburn WayKlamath Falls, OR 97603

Grantor's Name and Address

Bill and Starla Hulbert3315 Washburn WayKlamath Falls, OR 97603

Grantor's Name and Address

After recording, return to (Name, Address, Zip):

Bill and Starla Hulbert3315 Washburn WayKlamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Bill and Starla Hulbert3315 Washburn WayKlamath Falls, OR 97603SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Records of said County.

Witness my hand and seal of County  
affixed.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy.

WARRANTY DEED - STATUTORY FORM  
(INDIVIDUAL GRANTOR)Bill Hulbert and Starla Hulbert, as husband and wife,

Grantor,

conveys and warrants to Bill Hulbert and Starla Hulbert, as co-tenants, each holding a  
1/2 undivided interest

Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in \_\_\_\_\_  
County, Oregon, to-wit:

(See the attached Exhibit A)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): those stated in the description and those  
apparent on the land.

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

This deed is recorded to change vesting only.

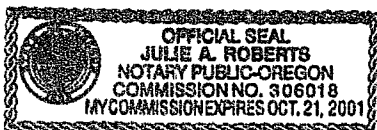
Dated this 4<sup>th</sup> day of March, 1998.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

*[Signature]*  
Starla Hulbert

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 7, 1998,  
by Bill + Starla Hulbert



*[Signature]*  
Notary Public for Oregon

My commission expires 10/21/01

98 MAR -4 P3:47

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## Exhibit A

The North 198 feet of the South 398 feet of the NW¼NW½ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to State of Oregon by Deed recorded February 2, 1966, in M66 page 938, Microfilm records of Klamath County, Oregon.

## SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Reservations in deed from Western Cities Company, to H. M. Mallory, et al, recorded in Deed Volume 225 page 91, as follows:

Subject to any right of way heretofore conveyed to the United States or to any other governing body for canals, ditches, or laterals for irrigation or drainage purposes. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipelines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic use to adjoining property. Recorded in the real property records of Klamath County, Oregon.

3. Easement, including the terms and provisions thereof, from Klamath Auto Wreckers to South Suburban Sanitary District dated June 2, 1972, recorded June 7, 1972, in volume M72 page 6068, Microfilm records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, from Klamath Auto Wreckers, Inc., to Oregon Water Corporation, a public utility of the State of Oregon, dated December 6, 1974, recorded December 23, 1974, in M74 page 16154, Microfilm records of Klamath County, Oregon.
5. Rules, regulations and assessments of South Suburban Sanitary District.
6. Reservations in the deed from Don Bridge to Bill Hulbert and Starla Hulbert, husband and wife, recorded in deed records, volume M95 page 13284, the deed dated December 31, 1979, recorded in the real property records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bill Hulbert the 4th day  
of March A.D., 19 98 at 3:47 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 7067

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross