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98 MAR 24 P3:54 Vol. M98 Page 9541



William E. Snider
9225 St Andrew Circle
Klamath Falls, OR 97603

Gabriele Snider
9226 St. Andrew Circle
Klamath Falls, OR 97603

STATE OF OREGON,) ss.
County of _____

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/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

By _____, Deputy

SPACE RESERVED FOR RECORDER'S USE

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

Gabriel Snider
9226 St. Andrew Circle
Klamath Falls, OR 97603

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

Gabriele Snider
9226 St. Andrew Circle
Klamath Falls, OR 97603

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL GRANTOR)

William E. Snider

conveys to Gabriele Snider, Grantor,

the following real property situated in Klamath County, Oregon, to-wit:

(See attached Exhibit A)

This Deed is changing vesting, so that Grantee owns full interest in property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 0

Dated this 24 day of March, 19 98.

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.

William E. Snider
William E. Snider

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on March 24, 1998, by William E. Snider



Julie A. Roberts
Notary Public for Oregon
My commission expires 10/21/01

40 OK

Exhibit A

Unit No. B of Building No. 5, Stage III, Plat of Tract 1271-Shield Crest Condominiums, Building No. 5, Lot 11, Block 4 of 1257, a resubdivision of a portion of the First Addition to Shield Crest, as shown on the plat thereof filed on December 31, 1996, in Book M97, at Page 13995 of the records of plats of the Clerk of Klamath County, Oregon, Klamath County Tax Lot No. 3910-00880-70012.

SUBJECT TO:

1. Right of Way Easement for Utility Purposes, including the terms and provisions thereof, given by William E. Cunningham and Mildred Cunningham, husband and wife, to El Paso Natural Gas Company, a corporation, dated September 29, 1961, recorded October 12, 1961, in Volume 333 at page 139, Deed Records of Klamath County, Oregon;
2. Reservations and restrictions on the plat and in the dedication of Tract 1257, Resubdivision of a portion of the First Addition to Shield Crest, as follows: "... said plat being subject to: 1) Easements for public utilities as shown on said plat; 2) Easement for Pine Grove Irrigation District and Klamath Project as shown on said plat and the regulations, contracts, water, and irrigation rights in connection therewith; 3) Easement for drainage as shown on said plat; 4) Building setbacks to comply with Klamath County Requirements for R-1 Zone; 5) All conditions and restrictions included in the Declaration of Shield Crest, a planned community, as recorded in Volume M 80 at page 2427, Volume M 84 at 4256, as amended in Volume M 84, at page 6541, Volume M 85 at page 18238 and Volume M 89 at page 13036 in the Records of the Clerk of the County of Klamath, State of Oregon";
3. Declaration of Conditions and Restrictions for Shield Crest, recorded December 11, 1980 in Volume M 80 at page 24027 and recorded March 16, 1984, in Volume M 84 at page 4256, as amended by instrument, dated April 18, 1984, recorded April 19, 1984, in Volume M 84 at page 6541, as amended by instrument dated November 8, 1985, recorded November 9, 1985, in Volume M85 at page 18238, as amended by instrument dated July 3, 1989 in Volume M 89 at page 13036, Deed Records of Klamath County, Oregon;
4. Underground Right of Way Easements, including the terms and provisions thereof, given by Shield Crest, Inc., to Pacific Power & Light Company, recorded September 19, 1988, in Volume M 88 page 15474, recorded October 27, 1988, in Volume M 88 page 18139, recorded November 30, 1988, in Volume M 88 page 20202, recorded December 15, 1988 in Volume M 88 page 21335, recorded May 16, 1989, in Volume M 89 page 8513, Deed Records of Klamath County, Oregon;
5. Declaration of Shield Crest Condominiums recorded on April 23, 1991, in Volume M 91 at page 7438 of the Deed Records of Klamath County, Oregon;

6. Bylaws of Shield Crest Condominiums Unit Owners' Association recorded on April 23, 1991 in Volume M 91 at page 7422 of the Deed Records of Klamath County, Oregon;

7. The terms and conditions of the Easement between Shield Crest Homeowners' Association and Shield Crest, Inc., recorded on May 23, 1990 in Volume M 90 at page 9828 of the Deed Records of Klamath County, Oregon;

8. Supplemental Declaration of Shield Crest Condominiums recorded on November 30, 1994 in Volume M 94 at page 36420 of the Deed Records of Klamath County, Oregon;

9. The Second Supplemental Declaration of Shield Crest Condominiums recorded on June 11, 1996 in Volume M 96 at page 17161 of the Deed Records of Klamath County, Oregon; and,

10. The Third Supplemental Declaration of Shield Crest Condominiums recorded on January 9, 1997 in Vol M97 at page 600 of the Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Gabriel Snider the 24th day of March A.D., 19 98 at 3:54 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 9541.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa