



56914

## STATUTORY WARRANTY DEED

GREGORY W. CHANDLER AND TRACIE V. CHANDLER

conveys and warrants to BRIAN C. CONOVER AND LUANNE J. CONOVER, HUSBAND AND WIFE, Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
 PARCEL 1 OF LAND PARTITION 32-97, LOCATED IN THE NE1/4 NE1/4 OF SECTION 7,  
 TOWNSHIP 39 SOUTH, RANGE10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,  
 OREGON, FILED FEBRUARY 23, 1998 IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
 COUNTY, OREGON.

1. NO BUILDING CONSTRUCTED IN NORTH-WEST CORNER OF PROPERTY HIGHER THAN 30 FEET FROM  
 GROUND LEVEL. INTENTION BEING NOT A OBSTRUCT VIEW OF HOME DIRECTLY NORTH AND ACROSS  
 ARANT ROAD FROM SUBJECT PROPERTY.

2. NO MOBILE HOMES TO BE PLACED ON SUBJECT PROPERTY.

3. CONTINUED ON REVERSE

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of  
 record, rights of way, and easements of record and those apparent upon the land,  
 contracts and/or liens for irrigation and/or drainage: AND

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 \$ 37,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of April 19 98

GREGORY W. CHANDLER  
 GREGORY W. CHANDLER

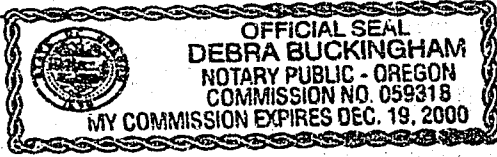
TRACIE V. CHANDLER  
 TRACIE V. CHANDLER

STATE OF OREGON  
 County of KLAMATH } ss.

BE IT REMEMBERED, That on this 22 day of April 19 98, before me, the  
 undersigned, a Notary Public in and for said County and State, personally appeared the within named  
GREGORY W. CHANDLER AND TRACIE V. CHANDLER

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
 me that THEY 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.



Debra Buckingham  
 Notary Public for Oregon.  
 My Commission expires 12-19-2000

Title Order No. K-52297  
 Escrow No. K52297D

After recording return to:  
BRIAN C. CONOVER  
PO BOX 217  
KENO, OR 97627

Name, Address, Zip

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

BRIAN C. CONOVER  
PO BOX 217  
KENO, OR 97627

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE



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3. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 15, 1995 IN VOLUME M95 AT PAGE 21675 AND ASSIGNED SEPTEMBER 12, 1995 IN VOLUME M95 AT PAGE 24597, IN FAVOR OF SOUTH VALLEY STATE BANK, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, WHICH TRUST DEED GRANTEE HEREIN "DOES NOT" AGREE TO ASSUME AND PAY.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 23rd day of April A.D., 19 98 at 2:57 o'clock P.M., and duly recorded in Vol. M98 of Deeds on Page 13517.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

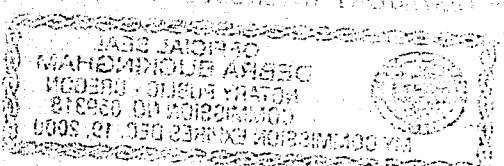
THIS INSTRUMENT WILL NOT ALLOW THE PROPERTY DESCRIBED IN THE INSTRUMENT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE INSTRUMENT. THE GRANTEE OF THIS INSTRUMENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY DESCRIBED IN THE INSTRUMENT AND SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES DUE ON THE PROPERTY DESCRIBED IN THE INSTRUMENT.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Klamath, Oregon, this 23rd day of April, 1998.

Bernetha G. Letsch  
County Clerk

NOTARY PUBLIC  
COUNTY OF KLAMATH, OREGON

My Commission Expires 12/31/2000



THIS SPACE RESERVED FOR RECORDS & USE

RECORDED  
INDEXED  
FILED  
MAY 11 1998  
CLERK OF COUNTY  
CLERK OF KLAMATH COUNTY, OREGON