

57371

Vol. 228 Page 14583

After recording return to: DAVID S. HODGKINSON
492 HILLTOP AVENUE
OREGON CITY, OR 97137

TITLE ORDER NO: K-52134
 KEY ESCROW NO: 41-1428

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

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

CARLTON E. ROBERSON, an individual Grantor,

conveys and warrants to:

DAVID S. HODGKINSON and DIANE K. HODGKINSON, husband and wife, Grantee,

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

Lot 7, Block 11, FIRST ADDITION TO RIVER PINE ESTATES, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

SEE EXHIBIT "A" FOR EXCEPTIONS

Tax Account No: R132895 Map No: 2309-02480-06500
 Tax Account No: M48095 Map No: M-117201

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.

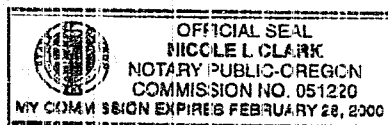
The true consideration for this conveyance is \$50,000.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was part of the/the
 whole of the (indicate which) consideration.

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

Dated this 27th day of April, 1998.

GRANTOR(S):

Carlton E. Roberson
 CARLTON E. ROBERSON



STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 4/27, 1998,
 by CARLTON E. ROBERSON

Nicole L. Clark
 Notary Public for Oregon

My commission expires: 2/28/2000

EXHIBIT "A"

1. An easement created by instrument, including the terms and provisions thereof;
Recorded : January 2, 1952 in Volume 253, page 425, Deed records of Klamath County, Oregon
Favor of : Midstate Electric Cooperative, Inc.
For : transmission line
2. 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
Executed by : Betty Jane Ahern
Recorded : May 5, 1967 in Volume M67, page 3386, Deed records of Klamath County, Oregon
3. Restrictions shown on the recorded plat and contained in the dedication of First Addition to River Pine Estates.
4. An easement created by instrument, including the terms and provisions thereof;
Recorded : May 22, 1967 in Volume M67, page 3803, Deed records of Klamath County, Oregon
Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
For : transmission line

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 1st day
of May A.D., 19 98 at 9:13 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 14533.

FEE \$35.00

By Kathleen Ross
Bernett G. Letsch, County Clerk