

59141

After recording return to:

ALBERT A. VANDEKOP

571 FANNY WAY NE

SALEM, OR 97301

'98 JUN -3

Att: 43

Vol. 1198

Page 18746

TITLE ORDER NO: K-52435

KEY ESCROW NO: 41-1606

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ROGER M. EUBANK and CATHRYN J. EUBANK, husband and wife Grantor,
conveys and warrants to:

ALBERT A. VANDEKOP and FRANCES C. VANDEKOP, Grantee,

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

SEE ATTACHED EXHIBIT "A"

Tax Account No: 132029

Map No: 2309-24A-2800

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 \$45,500.00. 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 2 day of June, 1998.

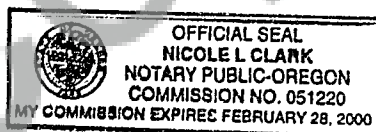
GRANTOR(S):

Roger M. Eubank

ROGER M. EUBANK

Cathryn J. Eubank

CATHRYN J. EUBANK



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 6/2, 1998,
by ROGER M. EUBANK and CATHRYN J. EUBANK

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

EXHIBIT A:

Lot 4 in Block 4 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Liens and Assessments of River Pine Estates Special Road District.
2. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded June 20, 1952 in Volume 255, page 329, and recorded June 10, 1952 in Volume 257 page 539, Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
3. An easement created by instrument, including the terms and provisions thereof;
 Recorded : January 2, 1952 in Volume 258, page 425, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
 For : transmission line
4. Restrictions shown on the recorded plat and contained in the dedication of River Pine Estates.
5. 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
 Recorded : July 14, 1966 in Volume 363, page 180, Deed records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
 of June A.D., 19 98 at 11:43 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 18746.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Rose