

After recording return to:

KEY TITLE CO:

PO BOX 880

DALLAS, OR 97338

TITLE ORDER NO: 45026

KEY ESCROW NO: 04-1615

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

BARBARA RIEGER

PO BOX 1805

GILCHRIST, OR 97737

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

AMT 45026

GEORGE HUTCHISON Grantor,

conveys and warrants to:

BARBARA RIEGER, Grantee,

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

Lot 15 in Block 17 of Tract 1061, SECOND ADDITION TO RIVER PINE ESTATES,  
according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

SUBJECT TO: See attached exhibit

Tax Account No: 130316

Map No: 2309 013CO 05500

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 \$12,000.00. 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 25th day of June, 1998.

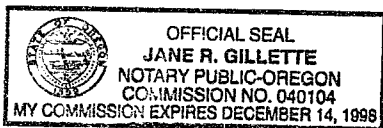
GRANTOR(S):

George Hutchison  
GEORGE HUTCHISON

STATE OF OREGON, County of Polk ) ss.

This instrument was acknowledged before me on June 25, 1998,  
by GEORGE HUTCHISON

Jane R. Gillette  
Notary Public for Oregon

My commission expires: 12-14-98

98 JUN 30 AM 10:18

## EXHIBIT "A"

1. Reservations as contained in deed from The Shevlin-Hixon Company to Brooks-Scanlon, Inc. recorded March 28, 1951, in Volume 246, page 165, Records of Klamath County, Oregon, as follows:

"...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there be, in addition to those hereinabove specifically set-out, created by instruments or proceedings shown by the public records of Klamath County, Oregon or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."

2. Right-of-way Easement, subject to the terms and provisions thereof,  
Dated: June 23, 1972

Recorded: June 26, 1972

Volume: M72, page 6813, Microfilm Records of Klamath County, Oregon

From: Betty Ahern

To: Midstate Electric Cooperative, Inc.

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume M72, page 6815, Microfilm Records of Klamath County, Oregon.

4. Reservations and restrictions as contained in plat dedication, to wit:  
"said plat being subject to building setback lines and street reservation strip as shown on the annexed plat."

5. A 25 foot building setback along front of lots as shown on dedicated plat.

6. An agreement created by instrument, subject to the terms and provisions thereof,  
Dated: August 1, 1985

Recorded: January 30, 1986

Volume: M86, page 1807, Microfilm Records of Klamath County, Oregon

Between: Midstate Electric Cooperative, Inc., and Velma Harryman

For: Electrical services

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day  
of June A.D., 19 98 at 10:18 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 23012

By Kathleen R. Ross Bernetha G. Letsch, County Clerk

FEE \$35.00