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'98 JUL -8 P2 50

STATUTORY WARRANTY DEED

KENNETH D. WALLACE

conveys and warrants to RICHARD A. REDWINE AND KATHY M. REDWINE, as tenants by the entirety, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
Lot 6 in Block 4 of LITTLE RIVER RANCH, according to the official plat thereof
on file in the office of the County Clerk of Klamath Falls County, Oregon

This property is free of liens and encumbrances, EXCEPT: as more particularly described on the
attached Exhibit "A"

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 \$ 22,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of July, 19 98

Kenneth D. Wallace
KENNETH D. WALLACE

STATE OF Colorado
County of Denver } ss.

BE IT REMEMBERED, That on this 6th day of July, 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
KENNETH D. WALLACE

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

Mona J. L. L. L. Colorado
Notary Public for Oregon.
My Commission expires 11/1/99

Title Order No. K-52483Escrow No. 9840184

After recording return to:

RICHARD A. REDWINE9139 SW MIDLAND AVENUEGASTON, OR 97119

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.RICHARD A. REDWINE9139 SW MIDLAND AVENUEGASTON, OR 97119

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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EXHIBIT "A"

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River.

2. An easement reserved in a deed, including the terms and provisions thereof;

Dated : May 29, 1963
 Recorded : July 31, 1963, in Volume 347 page 76, Deed records of Klamath County, Oregon
 From : Harold D. Barclay and Dorothy Barclay, husband and wife
 To : Fred L. Mahn

3. Covenants, 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 : May 28, 1981, in Volume M81 page 9488, Deed records of Klamath County, Oregon

Easement as shown on the recorded plat.

Reservations and restrictions in the dedication of Little River Ranch.

4. An easement created by instrument, including the terms and provisions thereof;

Recorded : November 18, 1982, in Volume M82 page 15387, Deed records of Klamath County, Oregon
 From : Little River Ranch
 Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
 For : Electric Line-Right-of-Way Easement

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 8th day
 of July A.D., 19 98 at 2:50 o'clock P. M., and duly recorded in Vol. M98,
 of Deeds on Page 24175.

FEE \$35.00

By Kathleen Rios Bernetha G. Letsch, County Clerk