



61718

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96 JUL -8 P2:51

## STATUTORY WARRANTY DEED

KENNETH D. WALLACE

Grantor,

conveys and warrants to JOEL L. HAYS and ANNETTE L. HAYS, as tenants by the entirety

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
Lot 7 in Block 4 of LITTLE RIVER RANCH, according to the official plat thereof  
on file in the office of the County Clerk of Klamath 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 6<sup>th</sup> day of July 19 98

  
KENNETH D. WALLACE

STATE OF OREGON

County of

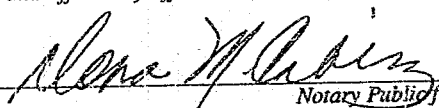
Colorado  
Denver

} ss.

BE IT REMEMBERED, That on this 6<sup>th</sup> 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.

  
Notary Public for Oregon  
Colorado

My Commission expires

10-10-00

Title Order No. K-52482

Escrow No. 9840185

After recording return to:

JOEL L. HAYS

3670 SW DILLEY ROAD

FOREST GROVE, OR 97116

Name, Address, Zip

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

JOEL L. HAYS

3670 SW DILLEY ROAD

FOREST GROVE, OR 97116

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## 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

on this 8th day of July A.D., 1998  
 at 2:51 o'clock P. M. and duly recorded  
 in Vol. M98 of Deeds Page 24179

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$35.00

Deputy