

62914

Vol. 1198 Page 26135

After recording return to:

EVERETT E. ROCHE85856 RIDGEWAY RD.PLEASANT HILL, OR 97455-9627

TITLE ORDER NO: K-52605

KEY ESCROW NO: 41-1689

Until a change is requested tax statements
shall be sent to the following address:SAME AS ABOVEWARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JUNE R. GUNDERSON Grantor,

conveys and warrants to:

EVERETT E. ROCHE and SANDY NICH and SUE ROCHE and KATHY HOLMAN and MARTY
PICKENS, not as tenants in common, but with the right of survivorship, Grantee,the following described real property free of encumbrances except as
specifically set forth herein:

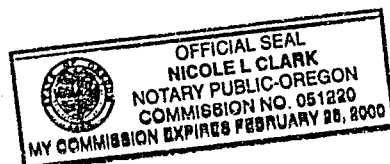
SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: R132582

Map No: 2309-024B0-02500

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 \$39,000.00. 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 15 day of July, 1998.

GRANTOR(S):

June R. Gunderson
JUNE R. GUNDERSONSTATE OF OREGON, County of Deschutes) ss.This instrument was acknowledged before me on 7/15, 1998
by, as, of JUNE R. GUNDERSONNicole L. Clark
Notary Public for OregonMy Commission Expires: 2/28/2000

98 JUL 17 P1:19

EXHIBIT "A"

Lot 8, Block 12, 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.

1. 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.
For : transmission line

2. 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.
For : transmission line

3. 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 : May 5, 1967 in Volume M67, page 3386, Deed records of Klamath County, Oregon

4. Restrictions shown on the recorded plat and contained in the dedication of First Addition to River Pine Estates.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day
of July A.D., 19 98 at 1:19 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 26135.

FEE

\$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross