

63607

Vol. 1998 Page 27833

After recording return to: '98 JUL 29 P3:04

TITLE ORDER NO: K-52680

KEY ESCROW NO: 41-1724

JEFF A BREWERPO BOX 3CRESCENT LAKE, OR 97425-0003

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

GARY E. WRIGHT SR. and PATRICIA A. WRIGHT, husband and wife Grantor,

conveys and warrants to:

JEFF A BREWER and GAIL R. BREWER, husband and wife, 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: 130165

Map No: 2309-13C-7300

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 \$100,000.00 . 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.

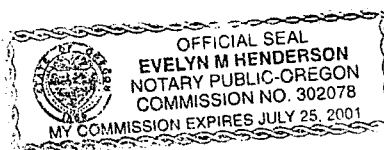
If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 27 day of JULY, 1998.

GRANTOR(S):

Gary E. Wright Sr.  
GARY E. WRIGHT SR.

Patricia A. Wright  
PATRICIA A. WRIGHT



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on JULY 27, 1998,  
by GARY E. WRIGHT SR. and PATRICIA A. WRIGHT

Evelyn M. Henderson  
Notary Public for Oregon

My commission expires: 7-25-01

## EXHIBIT A

Lot 5 in Block 19, 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 the exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. Reservations, including the terms and provisions thereof, as contained in Deed from the Shevlin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951 in Volume 246, page 165, Deed 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 may 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 it 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."
3. An easement created by instrument, including the terms and provisions thereof;  
 Recorded : June 23, 1972 in Volume M72, page 6813, Deed records of Klamath County, Oregon  
 Favor of : Midstate Electric Cooperative, Inc.  
 For : Electric distribution line
4. 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 : June 23, 1972 in Volume M72, page 6815, Deed records of Klamath County, Oregon
5. Reservations and restrictions contained in the dedication and shown on the plat of Second Addition to River Pine Estates.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 29th day  
 of July A.D., 19 98 at 3:04 o'clock P. M., and duly recorded in Vol. M98  
 of Deeds on Page 27833.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross