



64136

98 AUG -7 P3:30

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STATUTORY WARRANTY DEED

EMILIANO RODRIGUES, JR.

conveys and warrants to JOAN E. KELCH

Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
For legal description, see attached Exhibit "A"

Grantee,

TAX LOT NO. :2309-24A-200

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

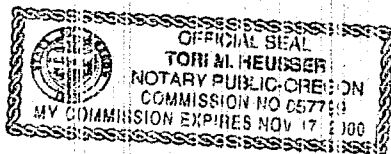
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 75,000.00 (Here comply with the requirements of ORS 93.030)Dated this 5 day of August, 1998
EMILIANO RODRIGUES, JR.STATE OF OREGON
County of DESCHUTES

} ss.

BE IT REMEMBERED, That on this 05 day of August, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EMILIANO RODRIGUES, JR.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.


Tori M. Heusser
Notary Public for Oregon.
My Commission expires 11/17/2000Title Order No. K-52550
Escrow No. 9840270

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOAN E. KELCH
148740 S HIGHWAY 97
GILCHRIST, CO. 97737

Name, Address, Zip

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

JOAN E. KELCH
148740 S HIGHWAY 97
GILCHRIST, CO. 97737

Name, Address, Zip

EXHIBIT "A"

The following described real property situated in Klamath County, Oregon;

A tract of land in the NE ¼ of the NE ¼ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 24; thence North 89°38'40" West 178.82 feet and South 30°48" West 192.13 feet to a point on the Northwestly right of way line of Oregon State Highway No. 97 and being 165.00 feet South of the North line of said Section 24 and being the true point of beginning of this description; thence North 89°E'40" West 219.65 feet to the center line of the Walker Basin Canal; thence South 34°15'15" West, along said center line 458.22 feet; thence South 89°58'40" East 252.00 feet to the Northwestly right of way line of said highway; thence North 30°43' East 441.00 feet to the true point of beginning with bearings and distance based on recorded survey 1188.

SUBJECT HOWEVER TO:

1. 1998-99 TAXES A LIEN AS OF JULY 1, 1996, IN AN AMOUNT TO BE DETERMINED, BUT NOT YET PAYABLE

2. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.

3. Right of Way Easement, including the terms and provisions thereof,

Dated : August 15, 1952
 Recorded : January 2, 1952, in Volume 268 page 425, Deed records of Klamath County, Oregon
 From : Charles T. Edwards and Emma Edwards, husband and wife
 To : Midstate Electric Cooperative, Inc., a cooperative corporation

4. Agreement for Electric Service, including the terms and provisions thereof,

Dated : October 5, 1932
 Recorded : November 18, 1982, in Volume M82 page 15385, Deed records of Klamath County, Oregon
 From : Harold O. Petersen
 To : Midstate Electric Cooperative, Inc.

5. Reservations, including the terms and provisions thereof,

Recorded : May 10, 1980, in Volume M88 page 7374, Deed records of Klamath County, Oregon
 From : Harold O. Petersen
 To : Harold O. Petersen and Gene Martin Petersen,

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

Recorded : October 1, 1990
 From : October 6, 1990, in Volume M90 page 20364, Deed records of Klamath County, Oregon
 Affects : the Northwestly 30 feet of said property for the Walker Basin Canal

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 7th day
 of August A.D. 19 98 at 3:30 o'clock P.M., and duly recorded in Vol. M93
 of Deeds on Page 29107

FEE \$35.00

By Bernetha G. Jelsch County Clerk
Kathleen Rose