

After recording return to: '98 SEP 11 P3:13

TITLE ORDER NO: K-52913

GREG B. SHERICK

KEY ESCROW NO: 41-1889

4449 SE LAFAYETTE HWYDAYTON, OR 97114

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CURTIS BOURGOINE and BARBARA BOURGOINE, as tenants by the entirety Grantor,

conveys and warrants to:

GREG B. SHERICK and CHERYL D. SHERICK, 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: 165305

Map No: 2607-1C-400

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 \$18,000.00 . 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.

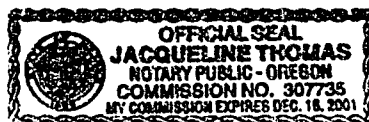
Dated this 9TH day of September, 1998.

GRANTOR(S):

Curtis Bourgoine
CURTIS BOURGOINEBarbara Bourgoine
BARBARA BOURGOINESTATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on September 9 1998,
by CURTIS BOURGOINE and BARBARA BOURGOINE

Jaqueline Thomas
Notary Public for Oregon

My commission expires: Dec. 16, 2001

Lot 4 in Block 4 of Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. 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, in the dedication of Tract No. 1069.
3. Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof,
 - Recorded : March 12, 1973, in Volume M73 page 2591, Deed records of Klamath County, Oregon
 - Amended by instruments
 - Recorded : October 2, 1975, in Volume M75 page 12048, Deed records of Klamath County, Oregon
 - Recorded : December 6, 1977 in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon
4. Right of Way Easement, including the terms and provisions thereof,
 - Dated : August 14, 1978
 - Recorded : September 6, 1978, in volume M78 page 18615, Deed records of Klamath County, Oregon
 - From : Michael B. Jager and Margaret H. Jager and Clark J. Kenyon
 - To : Midstate Electric Cooperative, Inc.
5. 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 Little Deschutes River.
6. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

STATE OF OREGON,

County of Deschutes

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 10th day of September, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Curtis Bourgoine

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.

Megan L. Tuche
Notary Public for Oregon
My commission expires Feb. 12, 2002

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 11th day of September A.D., 19 98 at 3:13 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 33616.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By *Bernetha G. Letsch*