

66206

After recording return to:

CALE G. TEPPER

7333 N. CAMPBELL AVE.

PORTLAND, OR 97217

98 SEP 14 AM 11

Vol 1798 Page 33731

TITLE ORDER NO: K-52843

KEY ESCROW NO: 41-1844

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

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

Iris J. Stewart, also known as Iris Stewart, Trustee of the Stewart Trust Dated  
January 6, 1988, an estate in fee simple. Grantor,

conveys and warrants to:

CALE G. TEPPER, an individual, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

Lot 9 in Block 19, Third Addition to River Pines Estates, according to  
the official plat thereof on file in the office of the County Clerk  
Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS: (SEE ATTACHED EXHIBIT "A")

Tax Account No: 130780

Map No: 2309-13C-7400

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 \$14,000.00. 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 8<sup>th</sup> day of September, 1998.

GRANTOR(S):

Iris J. Stewart  
IRIS J. STEWART, TRUSTEE

Colorado new  
STATE OF OREGON, County of Jefferson ) ss.

This instrument was acknowledged before me on September 4<sup>th</sup>, 1998,  
by IRIS J. STEWART, TRUSTEE

Mary Jo E. Wieding  
Notary Public for Oregon Colorado new

My commission expires:

My Commission Expires 02/09/2001  
8125 South 10<sup>th</sup> Pl  
Littleton, CO 80127



35'

## EXHIBIT "A"

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. Reservations and restrictions, including the terms and provisions thereof,  
 Recorded : March 28, 1951, in Volume 246 page 165, deed records of Klamath County, Oregon  
 From : Shevlin-Hixon Company  
 To : Brooks-Scanlon, Inc.  
 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  
 hercinabove 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 is also make subject to any and all exceptions  
 and reservations contained in any patent to any of said lands from the United States of America."
3. Reservations and Restrictions in the dedication and shown on the plat of Third Addition to River Pine Estates,  
 including the terms and provisions thereof, but deloting restrictions, if any, based on race, color, religion, sex,  
 hendicap, familial status or national origin, imposed by instrument.
4. Easement, including the terms and provisions thereof,  
 Dated : June 5, 1973  
 Recorded : June 5, 1973, in Volume M73 page 6939, Deed records of Klamath County, Oregon  
 From : Betty Ahern  
 To : Midstate Electric Cooperative, Inc.
5. Building and Use Restrictions, including the terms and provisions thereof,  
 Recorded : June 5, 1973, in Volume M73 page 6940, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
 of September A.D., 19 98 at 11:11 o'clock A M., and duly recorded in Vol. M98  
 of Deeds on Page 33731.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross