

After recording return to:

DIANE L. ERNST

PO BOX

GILCHRIST, OR 97737

98 OCT 16 P2:18

TITLE ORDER NO: K-53064

KEY ESCROW NO: 41-2011

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

LAURA MAE JENSEN, an individual Grantor,

conveys and warrants to:

DIANE L. ERNST, an individual, 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: 131814

Map No: 2309-24A-1700

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 \$10,000.00. 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 14<sup>th</sup> day of October, 1998.

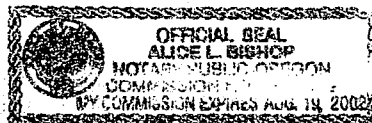
GRANTOR(S):

Laura Mae Jensen  
LAURA MAE JENSEN

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on October 14, 1998,  
by LAURA MAE JENSEN

Alice L. Bishop  
Notary Public for Oregon

My commission expires: August 19, 2002

## EXHIBIT A:

Lot 9 in Block 5 of River Pine Estates, 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 1958-59 a lien not yet payable.
2. Liens and assessments of River Pine Estates Special Road District.
3. Limited Access, including the terms and provisions thereof,  
 Recorded : June 20, 1952 in Volume 255 page 329, Deed records of Klamath County, Oregon  
 Recorded : June 10, 1952 in Volume 257 page 539, Deed records of Klamath County, Oregon  
 To : the State of Oregon, by and through its State Highway Commission  
 which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
4. 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., a cooperative corporation  
 For : transmission line
5. Restrictions shown on the recorded plat and contained in the dedication of River Pine Estates.
6. 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 : July 14, 1955 in Volume 363 page 180, Deed records of Klamath County, Oregon
7. An easement created by instrument, including the terms and provisions thereof,  
 Recorded : March 16, 1959 in Volume M98 page 3695, Deed records of Klamath County, Oregon  
 Favor of : Pacific Northwest Bell Telephone Company, a Washington corporation its successors and assigns  
 For : Underground communication lines and above ground cabinets

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 16th day  
 of October A.D., 19 58 at 2:18 o'clock P. M., and duly recorded in Vol. M98  
 of Deeds on Page 38007

FEE \$35.00

By Bernetha G. Litsch, County Clerk  
Kathleen B. Ross