

68667

Vol. 1998 Page 39312

After recording return to:

JOHN S. DUNLAPHC 61, BOX 6LA PINE, OR 97739

98 OCT 27 P2734 FILE ORDER NO: K-53041

KEY ESCROW NO: 41-1984

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

aka Jerry L. Newell, Sr.

JERRY LEE NEWELL, SR. and CAROL JOANNE NEWELL, husband and wife Grantor,
conveys and warrants to:

JOHN S. DUNLAP, an individual, Grantee,

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

Lot 5, Block 12, FIRST 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 FOLLOWING EXCEPTIONS: (SEE EXHIBIT "A" ATTACHED HERETO)

Tax Account No: R132760

Map No: 2309-024BO-.3500

Tax Account No: M39087

Map No: M-87520

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 \$35,000.00. 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 19th day of October, 1998.

GRANTOR(S):

Jerry L. Newell, Sr.

JERRY LEE NEWELL, SR. aka Jerry L. Newell, Sr.

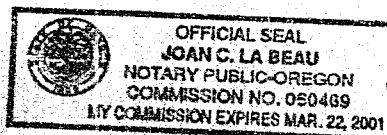
Carol Joanne Newell

CAROL JOANNE NEWELL

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 10-19, 1998,
by JERRY LEE NEWELL, SR. and CAROL JOANNE NEWELL

Joan C La Beau
Notary Public for Oregon

My commission expires: 3-22-2001

1. 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.
 For : transmission line
2. 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
 Executed by : Betty Jane Ahern
 Recorded : May 5, 1967 in Volume M67, page 3386, Deed records of Klamath County, Oregon
3. Restrictions shown on the recorded plat and contained in the dedication of First Addition to River Pine Estates.
4. An easement created by instrument, including the terms and provisions thereof;
 Recorded : May 22, 1967 in Volume M67, page 3803, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
 For : transmission line

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 27th day
 of October A.D., 19 98 at 2:34 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 39312

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose