



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher L. Moul and Leigh S. MoulPo Box 82961Portland, OR 97282

STATE OF OREGON,

County of Klamath ss

Filed for record at request of:

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

Christopher L. Moul and Leigh S. MoulPo Box 82961Portland, OR 97282

First American Title

on this 6th day of November A.D., 1998  
at 2:58 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 40789

Bernetha G. Letsch, County Clerk

Escrow No. 98170976Title No. K-53187By Kathleen Rosen

Fee. \$30.00

Deputy.

## STATUTORY WARRANTY DEED

James A. Smejkal, an estate in fee simple, Grantor, conveys and warrants to Christopher L. Moul and Leigh S. Moul, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16, Block 1, Tall Pine Estates according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

The assessment roll and the tax roll disclose that the premises herein escribed were specially assessed as Forest land; 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 the Little Deschutes River and the ownership of the State of Oregon; Restrictions shown on the recorded plat partition; Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any based on race, color, religion, sex handicap or national origin, imposed by instrument, Executed by: James A. Smejkal, Recorded 6-15-84 in M-84 on page 10072, Addendum recorded: 4-24-98, in M-84 page: 13696; Regulations of Tall Pines Estates Property Owners Assn recorded: 6-15-84 in M-84 Page: 10083.

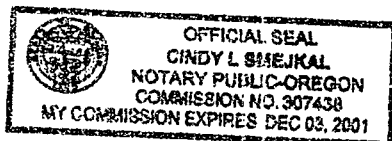
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$43,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of November, 1998.

STATE OF OREGON  
County of Washington } ss.

This instrument was acknowledged  
before me on this  
5th day of November, 1998  
by James A. Smejkal



Cindy L. Smejkal  
Notary Public for Oregon

My commission expires 12-3-01