

OREGON TITLE
Insurance Company

39 JAN 21 1999

After Recording, Return to:
Margaret Grace & Mark Gehlke
505 NW 3rd, Unit B
Corvallis, OR 97330

Until a change is requested, tax statements
shall be sent to the following address:
Margaret Grace & Mark Gehlke
505 NW 3rd, Unit B
Corvallis, OR 97330

STATUTORY WARRANTY DEED
(Individual)

ASPER 04048043

(Above Space Reserved for Recorder's Use)

LEON T. DIAL and EILEEN F. DIAL-----

conveys and warrants to
MARGARET GRACE and MARK GEHLKE, not as tenants in common, but with rights of survivorship

the following described real property in the State of Oregon and County of Klamath /
free of encumbrances, except as specifically set forth herein:
Lot 21, Block 44, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the county of Klamath,
State of Oregon.

Tax Account Number(s): 000-3510-12800-03900 KEY NO.: 272564

This property is free of encumbrances, EXCEPT:
(Continued)

The true consideration for this conveyance is \$3,500.00

THIS INSTRUMENT WILL NOT AFFECT USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAWS AND RESTRICTIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FIRMING OR FOREST PRACTICES AS DEFINED IN ORS 30.900.

DATED this 11 day of JANUARY, 1999.

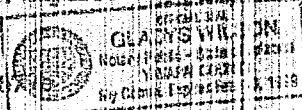
Leon T. Dial

Eileen F. Dial

STATE OF OREGON, COUNTY OF Klamath, ss.
The foregoing instrument was acknowledged before me this 11th day of JANUARY, 1999, by
LEON T. DIAL and EILEEN F. DIAL.

Notary Public in and for Oregon
My Commission Expires: 01-01-00

Order No.: 376725



ENCLOSURES (Continued)

Order No.: 37679b

1. Restrictions, but excluding restrictions, if any, based on race, color, religion, national origin, or physical or mental handicap, as shown on the recorded plat of First Addition to Klamath Forest Estates.
2. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
3. Conditions and restrictions, but excluding restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972, in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinafter described.")

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of _____ Assessor Title & Escrow _____ the _____ day
 of January A.D. 1991 at 3:41 o'clock P.M., and duly recorded in Vol. M99
 of _____ Dec 11 _____ and Page 2160

FEE \$35.00

Linda Smith, County Clerk

by *Richard Rowe*