

73783

After recording return to: 99 JAN 26 P1:14

Vol. 1199 Page 3215

GARY W. ROBERSON
52010 DORRANCE MEADOW ROAD
LA PINE, OR 97739

TITLE ORDER NO: K-53558
KEY ESCROW NO: 41-2200

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

BENNIE J. SCHULTZ AND JEAN SCHULTZ, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY; AS TO AN UNDIVIDED 1/2 INTEREST AND EMILIE FISHER, AS AN ESTATE IN FEE SIMPLE AS TO AN UNDIVIDED 1/2 INTEREST Grantor,

conveys and warrants to:

GARY N. ROBERSON and BARBARA A. ROBERSON, husband and wife, 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: 132010

Map No: 23-09-24-A-02900

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 \$15,000.00. 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 21 day of January, 1999.

GRANTOR(S):

EMILIE FISHER

Bennie J. Schultz
BENNIE J. SCHULTZ

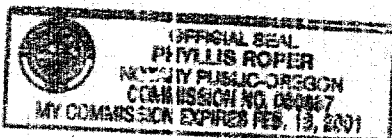
Jean Schultz
JEAN SCHULTZ

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on Jan 21, 1999,
by EMILIE FISHER, BENNIE J. SCHULTZ and JEAN SCHULTZ

Phyllis Roper
Notary Public for Oregon

My commission expires: 2-13-2001



Dated this Jan 21 day of _____, 1999.

GRANTOR(S):

Emilie Fisher
EMILIE FISHER

Bernie J. Schultz
BERNIE J. SCHULTZ

Jean Schultz
JEAN SCHULTZ

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on January 21, 1999,
by EMILIE FISHER, ~~BERNIE J. SCHULTZ~~ and ~~JEAN SCHULTZ~~

Angela A. Boline
Notary Public for Oregon

My commission expires: July 5, 2000

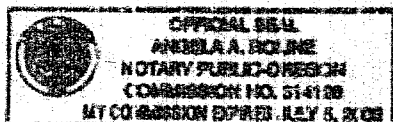


EXHIBIT "A"

Lot 3 in Block 4, 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 exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

Liens and assessments of River Pine Estates Special Road District.

Limited access provisions contained in Deed, including the terms and provisions thereof,

Recorded : June 10, 1952 in Volume 255 page 329, Deed records of Klamath County, Oregon
 Recorded : June 20, 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.

An easement created by instrument, including the terms and provisions thereof;

Recorded : January 2, 1952 in Volume 259 page 425, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
 For : transmission line

Restrictions shown on the recorded plat and contained in the dedication of River Pine Estates.

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, 1965 in Volume 353 page 180, Deed records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 28th day
 of January A.D. 1999 at 1:14 o'clock P. M., and duly recorded in Vol. M99
 of Deeds on Page 3215

Linda Smith, County Clerk

FEE \$40.00

by

Kathleen Ross