

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

EDWARD L. GABERT
SHELLEY M. GABERT
745 DORRIS STREET
SPRINGFIELD OR 97477

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1999 JUL 30 PM 3:04

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

ORDER NO.: 991400103

K-54269

STATUTORY WARRANTY DEED

ZAMNA YATES WHO AQUIRED TITLE AS ZAMNA GARNER

GRANTOR, conveys and warrants to

EDWARD L. GABERT AND SHELLEY M. GABERT, HUSBAND AND WIFE

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in ~~CLATSOP~~ ^{CLATSOP} County, Oregon, to wit:

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

This property is free from encumbrances, EXCEPT:

SEE "EXCEPTIONS" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$23,000.00

(Here comply with the requirements of ORS 93.030)

Tax ID #: 23-10-16-B0-03100 & 3200 Serial #: 136828

Dated: July 28, 1999


ZAMNA YATES

STATE OF OREGON)

) ss.

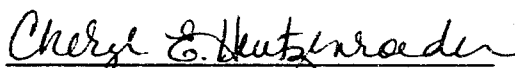
COUNTY OF DESCHUTES)

This instrument was acknowledged before me on

by ZAMNA YATES WHO AQUIRED TITLE AS ZAMNA GARNER



OFFICIAL SEAL
CHERYL E. HEUTENROEDER
NOTARY PUBLIC - OREGON
COMMISSION NO. 312021
COMMISSION EXPIRES MAY 5, 2002



Notary Public in and for the State of OREGON

My commission expires: May 5, 2002

EXHIBIT "A"

Lots 1 and 2 in Block 7, TRACT NO. 1076, THIRD ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Restrictions shown on the recorded plat and contained in the dedication of Tract 1076, Third Addition to Antelope Meadows, as follows: "...said plat being subject to a 16-foot easement for future public utilities as shown on the annexed map and 25-foot building set-back on the front of all lots and a 20-foot building set-back on the side street lines, also subject to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

2. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

State of Oregon, County of Klamath
Recorded 7/30/99, at 3:04 p.m.
In Vol. M99 Page 30539
Linda Smith,
County Clerk Fee \$ 35 HR