

# WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

DENNIS LEE MAHER

DELIA LAURA MAHER

53035 RIVERVIEW DRIVE 1999 AUG 13 AM 11:13

LA PINE OR 97739

Vol M99 Page 32685

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

ORDER NO.: KS4313  
991400129

## STATUTORY WARRANTY DEED

YVONNE M. BROWN AN INDIVIDUAL

GRANTOR, conveys and warrants to

DENNIS LEE MAHER AND DELIA LAURA MAHER, HUSBAND AND WIFE

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in **Other Counties** 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 \$100,000.00

(Here comply with the requirements of ORS 93.030)

Tax ID #: 151793

Serial #: 151793 & 881611

Dated: June 19, 1999

Yvonne M. Brown  
YVONNE M. BROWN

STATE OF OREGON

}  
} ss.

COUNTY OF DESCHUTES

}

This instrument was acknowledged before me on July 20, 1999

by YVONNE M. BROWN AN INDIVIDUAL



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

Cheryl E. Heutzenroeder  
Notary Public in and for the State of OREGON  
My commission expires May 5, 2002

The North 330 feet of the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Little Deschutes River.

SUBJECT TO:

1. Taxes for the fiscal year 1999-2000 are not yet payable.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
3. 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 in and to that portion lying below the high water mark thereof.
4. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
5. An easement created by instrument, including the terms and provisions thereof;
 

Recorded	: July 30, 1923 in Volume 60, page 622, Deed records of Klamath County, Oregon
Favor of	: Ralph E. Gilchrist subsequently assigned to Gilchrist Timber Company
For	: log roads and railroads
Affects	: NE $\frac{1}{4}$ Sec. 8
6. An easement reserved in a deed, including the terms and provisions thereof;
 

Recorded	: October 18, 1968 in Volume M68, page 9331, Deed records of Klamath County, Oregon
From	: Lawrence W. Chapman and Leota M. Chapman
To	: Daniel J. Hansen and Ruth P. Hansen
For	: an easement for roadway purposes
Affects	: over, upon and across the Northerly 30 feet of S $\frac{1}{2}$ NE $\frac{1}{4}$
7. An easement created by instrument, including the terms and provisions thereof;
 

Recorded	: March 19, 1998 in Volume M98, page 7328, Deed records of Klamath County, Oregon
Favor of	: Midstate Electric Cooperative, Inc., a cooperative corporation
For	: electric transmission line
Affects	: property described as tax lot 1200
8. We find no apparent means of record ingress or egress to or from the above property.

State of Oregon, County of Klamath  
 Recorded 8/13/99, at 11:13 a. m.  
 In Vol. M99 Page 32685  
**Linda Smith,**  
 County Clerk Fee \$ 35 HP