## 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

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MAIL TAX STATMENTS TO:

SAME AS ABOVE

K54313 ORDER NO.: 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

STATE OF OREGON

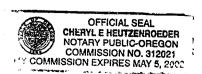
} ss.

COUNTY OF DESCHUTES

This instrument was acknowledged before me on

July 20, 1999

by YVONNE M. BROWN AN INDIVIDUAL



Cherge Ettentsenranden

Notary Public in and for the State of OREGON

My commission expires May 5, 2002

B

The North 330 feet of the S % NE ¼ of Section 8, Township 24 South, Range 9 East of the Willamette Moridian, Klamath County, Oregon, lying Easterly of the Little

## "SUBJECT TO:

- 1. Taxes for the fiscal year 1999-2000 a lien not yet payablo.
- 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.
- An easement created by instrument, including the terms and provisions thereof;

: July 30, 1923 in Volume 60, page 622, Deed records of Klamath County, Oregon Recorded

Favor of Ralph E. Glichrist subsequently assigned to Gilchrist Timber Company

: log roads and rallroads For

Affects : NE 1/2 Sec. 8

6. An easement reserved in a deed, including the terms and provisions thereof:

: October 18, 1968 in Volume M68, page 9331, Deed records of Klamath County, Oregon Recorded

: Lawrence W. Chapman and Leota M. Chapman From

To : Daniel J. Hansen and Ruth P. Hansen an easement for roadway purposes For : over, upon and across the Northerly 30 feet of S 1/2 NE 1/4 Affects

7. An easement created by instrument, including the terms and provisions thereof:

: March 19, 1996 in Volume M98, page 7328, Deed records of Klamath County, Oregon Recorded

Midstate Electric Cooperative, Inc., a cooperative corporation Favor of

For : electric transmission line

Affects : property described as tax lot 1200

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 \_//:/3 a. m. In Vol. M99 Page 32685 Linda Smith,

Fee\$ 35 KF County Clerk