

1999 OCT -4 PM 3:23

After recording return to:

ALTON J. CRISP

3543 SPRING BLVD.

EUGENE, OR 97405

TITLE ORDER NO: 49335

KEY ESCROW NO: 29-11051

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

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HENRY TROYANEK Grantor,

conveys and warrants to:

ALTON J. CRISP and PATRICIA L. PETERSON, as tenants in common, 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

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.

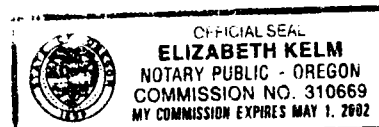
The true consideration for this conveyance is \$25,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 1 day of Oct, 1999.

GRANTOR(S):

Henry Troyanek
HENRY TROYANEK



STATE OF OREGON, County of Lane } ss.

This instrument was acknowledged before me on October 1, 1999,
by HENRY TROYANEK

Elizabeth Kelm
Notary Public for Oregon

My commission expires: _____

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EXHIBIT A

LOT 3 IN BLOCK 2 of TRACT 1074 LEISURE WOODS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1) Taxes for the fiscal year 1999-2000, a lien not yet due and payable.

Account No: 2407 007A0 00400

Key No: 145079

Code No: 051

2) An easement created by instrument, subject to the terms and provisions thereof,
Recorded: July 24, 1973

Volume: M73, page 9530, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a Cooperative corporation
For: Transmission line

3) Covenants, conditions and restrictions as shown on recorded plat of Tract 1074-Leisure
Woods as follows:

"Said plat also being subject to: (1) Klamath County Building setback
requirements; (2) 16 foot wide drainage easement as shown on said plat; (3)
20 foot wide pedestrian and equestrian easement as shown on said plat; (4) 30
foot wide powerline easement as shown on said plat, and; (5) 16 foot wide
public utility and drainage easement centered on all side and rear lot lines
for construction and maintenance of utilities and drainage ditches; (6) A
strip of land along Highway 58 dedicated to the Oregon Department of
Transportation."

4) Covenants, conditions and restrictions, but omitting restrictions, if any,
based on race, color, religion, sex, handicap, familial status or national origin,
imposed by instrument, subject to the terms and provisions thereof,

Recorded: April 26, 1973

Volume: M73, page 4975, Microfilm Records of Klamath County, Oregon

Amendment to Deed Restrictions,

Recorded: December 3, 1975

Volume: M75, page 15196, Microfilm Records of Klamath County, Oregon

5) Covenants, conditions and restrictions, but omitting restrictions, if any,
based on race, color, religion, sex, handicap, familial status or national origin,
imposed by instrument, subject to the terms and provisions thereof,

Recorded: January 2, 1990

Volume: M90, page 30, Microfilm Records of Klamath County, Oregon

Said covenants, conditions and restriction were amended by instrument;

Recorded: November 10, 1992

Volume: M92, page 26591, Microfilm Records of Klamath County, Oregon

State of Oregon, County of Klamath

Recorded 10/04/99 at 3:28 p. m.

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Linda Smith

County Clerk

Fee \$ 35.00