

WESTERN TITLE & ESCROW

Vol M99 Page 41313

AFTER RECORDING MAIL TO:

JOHN FORD HASBROUCK

53777 SECOND STREET

LA PINE OR 97739 1999 OCT 18 PM 2:04

MAIL TAX STATMENTS TO:

SAME AS ABOVE

ORDER NO.: 991400214

K-54569

STATUTORY WARRANTY DEED

DANNY L. DODSON AN INDIVIDUAL

GRANTOR, conveys and warrants to

JOHN FORD HASBROUCK AN INDIVIDUAL

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 \$17,500.00

(Here comply with the requirements of ORS 93.030)

Tax ID #: 230913C0-09000

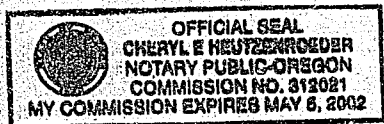
Serial #: R130842 & 885257

Dated: October 14, 1999

Danny L. Dodson
DANNY L. DODSON

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

This instrument was acknowledged before me on October 15th, 1999
by DANNY L. DODSON AN INDIVIDUAL



Cheryl E. Heutze-Roder
Notary Public in and for the State of OREGON
My commission expires: May 5, 2002

EXHIBIT "A"

Lot 7 in Block 18 of THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1 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

Executed by : Shevlin-Hixon Company

Recorded : March 28, 1958 in Volume 246, page 165, Deed records of Klamath County, Oregon

As follows : "...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there may be, in addition to those hereinabove specifically set out created by instruments or proceedings shown by the public records of Klamath County, Oregon, or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."

2. Restrictions shown on the recorded plat and contained in the dedication of Third Addition to River Pine Estates, as follows: "...said plat being subject to building setback lines, irrigation easements, road easement, and street reservation strip as shown on annexed map."

The terms and provisions of the above plat were amended by instruments

Recorded : August 6, 1975 in Volume M75, page 9110, Deed records of Klamath County, Oregon

And recorded : August 6, 1975 in Volume M75, page 9112, Deed records of Klamath County, Oregon

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

Recorded : June 5, 1973 in Volume M73, page 6939, Deed records of Klamath County, Oregon

Favor of : Midstate Electric Cooperative, Inc.

For : power line

4. 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 : June 5, 1973 in Volume M73, page 6940, Deed records of Klamath County, Oregon

5. 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 10/18/99, at 2:04 p.m.
In Vol. M99 Page 41313
Linda Smith,
County Clerk Fee \$ 35⁰⁰