

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

JAMES STEIDLEY, INC.

P.O. BOX 37

WATERVILLE, OREGON 97489

Vol M99 Page

43624

1999 NOV -1 PM 3:01

MAIL TAX STATEMENTS TO:

JAMES STEIDLEY, INC.

P.O. BOX 37

WATERVILLE, OREGON 97489

ORDER NO.: 991400229

K54648

STATUTORY WARRANTY DEED

RUSSELL L. SPAULDING, AS TO AN UNDIVIDED 1/2 INTEREST AND
MICHAEL, YOON AS TO AN UNDIVIDED 1/2 INTEREST

GRANTOR, conveys and warrants to

JAMESXSTEIDLEYXINCX JIM STEIDLEY, INC

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in ~~Other Counties~~ ^{KLAMATH} 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 \$5,500.00

(Here comply with the requirements of ORS 93.030)

Tax ID #: 260701D0 02700

Serial #: 166509

Dated: October 05, 1999

RUSSELL L. SPAULDING

RUSSELL L. SPAULDING

MICHAEL YOON

OREGON

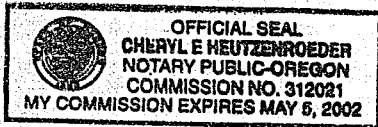
STATE OF ~~CALIFORNIA~~

} ss.

COUNTY OF DESCHUTES

This instrument was acknowledged before me on

by RUSSELL L. SPAULDING ~~AND MICHAEL YOON~~



Cheryl E. Hutzendorf

 Notary Public in and for the State of ~~OREGON~~ CALIFORNIA
 My commission expires: May 5, 2002

Notary Public in and for the State of CALIFORNIA
My commission expires: May 5, 2002

My commission expires: May 5, 2002

Lot 21 in Block 1 Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Taxes for the fiscal year 1999-2000 a lien not yet payable.

2. Covenants, 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, in the dedication of Tract No. 1122, as follows: "...said plat being subject to: 1.) Public utilities easement 16 feet in width centered on all side and back lot lines. 2.) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed. 3.) All sanitary facilities subject to approval of the Oregon Dept. of Environmental Quality. 4.) Building set-back lines of 75' from the centerline of the street on which the lot sides. 5.) All easements and reservations of record."

3. Conditions and Restrictions shown on the plat of Tract No. 1122.

4. Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof,

Recorded : March 12, 1973 in Volume M73 page 2591, Deed records of Klamath County, Oregon
The above articles were amended by instruments recorded October 2, 1975 in Volume M75 page 12048 and recorded December 6, 1977 in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon.

5. Right of Way Easement, including the terms and provisions thereof,

Dated : August 14, 1978

Recorded : September 6, 1978 in Volume M78 page 18615, Deed records of Klamath County, Oregon

From : Michael B. Jager and Margaret H. Jager and Clark J. Kenyon

To : Midstate Electric Cooperative, Inc.

State of Oregon, County of Klamath

Recorded 11/01/99, at 3:01 p. m.

In Vol. M99 Page 43624

Linda Smith,

County Clerk

Fee \$ 35⁰⁰