



1999 NOV -3 PM 3: 03

After recording return to:

ROXIANNE MAHLOCH

PO Box 548

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

ROXIANNE MAHLOCH

2331 LINDA VISTA P.O. Box 548

KLAMATH FALLS, OR 97601

Escrow No. K54706V

Title No. K54706V

THIS SPACE RESERVED FOR RECORDER'S USE

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### STATUTORY WARRANTY DEED

JERRY MOLATORE and YVETTE M. MOLATORE, husband and wife, Grantor, conveys and warrants to ROXIANNE MAHLOCH, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO that certain Easement reserved by Grantors and described in Exhibit "A", attached hereto and made a part hereof.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$120,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25<sup>th</sup> day of November, 1999

JERRY MOLATORE

YVETTE M. MOLATORE

STATE OF OREGON

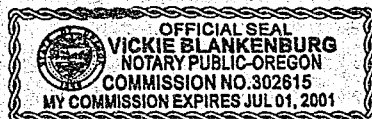
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 25<sup>th</sup> day of November, 1999  
by Jerry Molatore and Yvette Molatore

Vickie Blankenburg  
Notary Public for Oregon

My commission expires: 7-01-2001



## EXHIBIT "A"

Grantors are the owners of Lots 3 and 4 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantors reserve an exclusive and perpetual easement appurtenant to their property described above for the use, including but not limited to the construction, maintainance, and improvment of the existing fence and landscaping of that portion of Lot 5 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as shown on the accompanying map.

All costs of the construction, maintenance and improvement of said fence and landscaping are the responsibility of Grantors. Grantors shall maintain said fence and landscaping in reasonable condition. This easement shall be abandoned if said fence and landscaping are removed and not replaced within one hundred eighty (180) days.

Grantors shall hold Grantee harmless from any loss arising out of the use by Grantors of said easement.

State of Oregon, County of Klamath  
Recorded 11/03/99, at 3:03 p.m.  
In Vol. M99 Page 44007  
Linda Smith,  
County Clerk      Fee \$ 35.00