

WESTERN TITLE & ESCROW

Vol M99 Page 47701

AFTER RECORDING MAIL TO:

WILLIAM KOHLMAYER II  
1375 RECTOR DRIVE  
LAPINE, OR 97739

1999 DEC -3 AM 11:07

MAIL TAX STATEMENTS TO:

WILLIAM KOHLMAYER  
1375 RECTOR DRIVE  
LAPINE, OR 97739

ORDER NO.: 991400232

K54443

STATUTORY WARRANTY DEED

MICHAEL WHITE AND GINNA WHITE also known as MICHAEL D. WHITE  
AND GLINNA A. WHITE, HUSBAND AND WIFE

GRANTOR, conveys and warrants to  
WILLIAM W. KOHLMAYER II, 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 \$58,000.00  
(Here comply with the requirements of ORS 93.030)

Tax ID #:

Serial #: R133304/R133297

Dated: November 24, 1999

MICHAEL D. WHITE  
MICHAEL D. WHITE

GLINNA A. WHITE  
GLINNA A. WHITE

STATE OF OREGON

COUNTY OF San

This instrument was acknowledged before me on Nov 30<sup>th</sup> 1999  
by MICHAEL D. WHITE AND GLINNA A. WHITE



[Signature]  
Notary Public in and for the State of OREGON  
My commission expires: 9/22/01

## EXHIBIT "A"

## LEGAL DESCRIPTION:

Lots 3 and 4 in Block 2 of CHAPMAN'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. An easement created by instrument, including the terms and provisions thereof;  
 Recorded : April 11, 1929 in Volume 85, page 547, Deed records of Klamath County, Oregon  
 Favor of : The Pacific Telephone and Telegraph Company  
 For : transmission line

Said easement was assigned by instrument

- Recorded : November 17, 1995 in Volume M95, page 31559, Deed records of Klamath County, Oregon  
 To : Telephone Utilities of Eastern Oregon, Inc., d/b/a PTI Communications, an Oregon corporation

2. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded September 24, 1952 in Volume 257, page 6, Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

The terms and provisions of the above agreement were amended by instrument

- Recorded : May 28, 1958 in Volume 299, page 572, Deed records of Klamath County, Oregon

3. Restrictions shown on the recorded plat and contained in the dedication of Chapman's Tracts.

4. An easement created by instrument, including the terms and provisions thereof;  
 Recorded : August 1, 1972 in Volume M72, page 8481, Deed records of Klamath County, Oregon  
 Favor of : Pacific Northwest Bell Telephone Company, a corporation  
 For : 10' wide underground transmission line right of way  
 Affects : Lot 4

Said easement was assigned by instrument

- Recorded : November 17, 1995 in Volume M95, page 31559, Deed records of Klamath County, Oregon  
 To : Telephone Utilities of Eastern Oregon, Inc., d/b/a PTI Communications, an Oregon corporation

State of Oregon, County of Klamath  
 Recorded 12/03/99, at 11:07 a. m.  
 In Vol. M99 Page 47701  
 Linda Smith,  
 County Clerk Fee \$ 35<sup>00</sup>