

Title Order No. 134568-SK
Escrow No. 134568-SK

After recording return to:

Wallace R. Johnson 200 JAN 13 PM 2:29
P.O. Box 124
Molalla, OR 97038

Name, Address, Zip

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

Wallace R. Johnson
P.O. Box 124
Molalla, OR 97038

Name, Address, Zip

K55015

This space reserved for recorder's use

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STATUTORY WARRANTY DEED

C & H Denison, Inc., an estate in fee simple as tenants by the entirety, Grantor, conveys and warrants to Wallace R. Johnson and Dorothy M. Johnson, as tenants in common, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 46 of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat recorded in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances, EXCEPT:

See Attached Exhibit "A"

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 \$37,500.00.
93.030)

(Here comply with the requirements of ORS

Dated this 10 day of Jan, 19 2000

C & H Denison, Inc.

BY: Clarice Denison
Clarice Denison, President

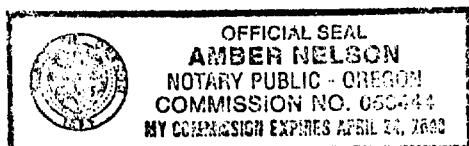
STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on January 10, 2000,

by Clarice Denison

as

of



Amber Nelson
Notary Public for Oregon
My commission expires 04-24-2000

K26

An easement created by instrument, including the terms and provisions thereof;
 Recorded January 29, 1929 in Volume 85, page 216, Deed records of Klamath County, Oregon
 Favor of The Pacific Telephone and Telegraph Co.
 For 100 foot wide telephone line easement
 Affects SE ¼ Sec. 19

Assignment and Assumption of Right of Way, including the terms and provisions thereof,
 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

Agreement, including the terms and provisions thereof,
 Recorded October 25, 1943 in Volume 159, page 300, Deed records of Klamath County,
 Oregon
 By and between: Gilchrist Timber Company and the Shevlin-Hixon Company
 For roads

Assignment, including the terms and provisions thereof,
 Recorded March 12, 1951 in Volume 245, page 540, Deed records of Klamath County,
 Oregon
 From The Shevlin-Hixon company
 To Brooks-Scanlon, Inc.

Modification of Agreement, including the terms and provisions thereof,
 Recorded February 29, 1952 in Volume 253, page 222, Deed records of Klamath County,
 Oregon
 By and between: Brooks-Scanlon, Inc., and Gilchrist Timber Company

Assignment and Agreement, including the terms and provisions thereof,
 Recorded February 9, 1987 in Volume M87, page 2089, Deed records of Klamath
 County, Oregon
 By and between: Diamond International Corporation and Diamond Group, Inc.

An easement created by instrument, including the terms and provisions thereof;
 Recorded September 13, 1962 in Volume 340, page 224, Deed records of Klamath County, Oregon
 Favor of Cascade Natural Gas Corporation
 For underground pipeline
 Affects NW ¼ NW ¼ Sec. 29; SW ¼ NW ¼ Sec. 20; and NW ¼ SE ¼, NE ¼ SE ¼, SE ¼ NE ¼ Sec.
 19

An easement created by instrument, including the terms and provisions thereof;
 Recorded March 25, 1958 in Volume 298, page 271, Deed records of Klamath County, Oregon
 Favor of United States of America
 For Beam Path Easement and Access Road
 Affects W ½ SW ¼ Sec. 20 and NE ¼ SE ¼ and SE ¼ NE ¼ Sec. 19

An easement created by instrument, including the terms and provisions thereof;
 Recorded June 17, 1988 in Volume M88, page 9373, Deed records of Klamath County, Oregon
 Favor of Cascade Natural Gas Corporation
 For underground pipeline

Agreement, including the terms and provisions thereof,
 Recorded September 17, 1991 in Volume M91, page 18726, Deed records of Klamath
 County, Oregon
 By and between: Gilchrist Timber Company and Country Cablevision, Ltd.
 For Cable and television system

Agreement and Easement, including the terms and provisions thereof,
 Recorded October 4, 1991 in Volume M91, page 20345, Deed records of Klamath County,
 Oregon
 By and between: Crown Pacific Lumber Limited Partnership, and Crown Pacific (Oregon) Limited
 Partnership and Ernst Brothers Corporation
 For water system

Agreement, including the terms and provisions thereof,
 Recorded October 4, 1991 in Volume M91, page 20370, Deed records of Klamath County,
 Oregon
 By and between: Pacific (Oregon) Limited Partnership, an Oregon limited partnership and Ernst
 Brothers corporation
 For road purposes

An easement created by instrument, including the terms and provisions thereof;
 Recorded August 15, 1996 in Volume M96, page 25105, Deed records of Klamath County, Oregon
 Favor of Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications
 For 10 foot wide underground telephone line easement

Reservations and restrictions shown on the recorded plat and contained in the Declaration of Tract 1318-Gilchrist
 Townsite.

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
 Executed by Ernst Brothers LLC
 Recorded November 27, 1996 in Volume M96, page 37354, Deed records of Klamath County, Oregon

Party Wall and Maintenance Agreement, including the terms and provisions thereof,
 Dated March 26, 1997
 Recorded April 11, 1997 in Volume M97 page 10875, Deed records of Klamath County, Oregon, between
 Lots 46 and 45
 Between Ernst Brothers, L.L.C., an Oregon limited liability company

State of Oregon, County of Klamath
 Recorded 1/13/00, at 2:29 p.m.
 In Vol. M00 Page 1254
 Linda Smith,
 County Clerk Fee \$ 26.00