

200 MAR 24 AM 11:21

WARRANTY DEED

AMT 50620

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PATRICK M. GISLER AND JOEL GISLER AS TENANTS IN COMMON

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOE R. ESQUIVEL AND LILA L. ESQUIVEL

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 42 , IN BLOCK 2 TRACT 1098 SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 2310-035B0-06400-000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

1) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE TIMBER 2) RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED EXECUTED BY ROLLIN E. COOK AND HELEN E. COOK, HUSBAND AND WIFE, TO HARDY G. HAND AND BETTY P. HAND, HUSBAND AND WIFE, DATED JULY 8, 1954 AND RECORDED JULY 22, 1954 IN VOLUME 268, PAGE 209, DEED RECORDS OF KLAMATH COUNTY, OREGON 3) RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEDICATION OF TRACT 1098-SPLIT RAIL RANCHOS 4) COVENANTS, CONDITIONS AND RESTRICTIONS, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 1, 1994 VOLUME M94, PAGE 9622, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON 5) COVENANTS, CONDITIONS AND RESTRICTIONS, SUBJECT TO THE TERMS AND PROVISIONS THEREOF RECORDED APRIL 14, 1994 VOLUME M94 PAGE 11266, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON 6) AN EASEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, DATED MARCH 1, 1994, RECORDED APRIL 26 1994 VOLUME: M94, PAGE 12551 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF : MIDSTATE ELECTRIC COOPERATIVE, INC.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$16,625.00.

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

Dated this 16<sup>th</sup> day of march 2000

Patrick M. Gisle

PATRICK M. GISLER

Joel Gisle

JOEL GISLER

STATE OF OREGON

COUNTY OF Deschutes

SS. march 16 2000

Personally appeared the above named

Patrick m Gisle  
and Joel Gisle

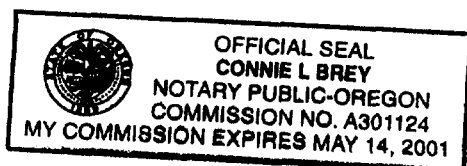
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Connie L. Brey

Notary Public for Oregon

My commission expires May 14, 2001



State of Oregon, County of Klamath  
Recorded 3/24/00, at 11:21 a.m.  
In Vol. M00 Page 9653  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>