



**OREGON TITLE
Insurance Company**

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MTC 50596

200 MAR 29 AM 11:36

After Recording, Return to:
Modoc Contracting Inc.
PO Box 7731
Klamath Falls, Or. 97601

Until a change is requested, tax statements
shall be sent to the following address:
Modoc Contracting Inc.
PO Box 7731
Klamath Falls, Or. 97601

STATUTORY WARRANTY DEED
(Corporation/Partnership)

(Above Space Reserved for Recorder's Use)

Secretary of Housing and Urban Development

conveys and warrants to
Modoc Contracting Inc., a California Corporation

**the following described real property in the State of Oregon and County of Klamath
free of encumbrances, except as specifically set forth herein:**
Lot 3, in Block 3, of KELENE GARDENS, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

Tax Account Number(s): 3909-015AA-09700-000/Key 577058

This property is free of encumbrances, EXCEPT:
See attached exhibit "A"

The true consideration for this conveyance is \$39,500.00

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, 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 LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

DATED this 23 day of March, 2000.

Secretary of Housing and Urban Development

By: Jan P. [Signature]

31.00
m

Order No.: 131335x

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On March 22, 2000, before me, Barbara A. Bandoli, personally appeared JAN PRUSINOWSKI, personally know to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as the AUTHORIZED AGENT of the Secretary of Housing and Urban Development and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Barbara A. Bandoli

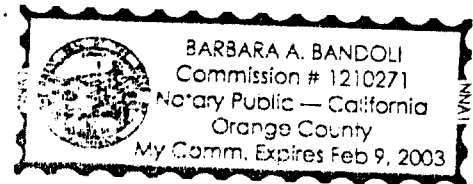


EXHIBIT "A"

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Agreement for Exclusion, subject to the terms and provisions thereof;

Recorded: April 14, 1995

Volume: M95, page 9518 , Microfilm Records of Klamath County, Oregon

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

Subject to a 15' building setback from Kelley Drive as shown on dedicated plat.

Subject to a 10 foot utility easement along rear lot line as shown on dedicated plat.

Covenants, conditions and restrictions as reserved in plat dedication to wit:

"1. Building set back lines as shown on annexed plat. 2. Utility easements as shown on the annexed plat for all present and future public utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3. The use of the land is for residential purposes only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications. 5. Additional restrictions as provided in the recorded protective covenants. 6. No changes will be made in present irrigation and/or drain ditches."

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume 316, page 445, on October 14, 1959, Deed Records of Klamath County, Oregon.

Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

Rights of parties in possession, or claiming to be in possession, other than above vestees.

Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

State of Oregon, County of Klamath
Recorded 3/29/00, at 11:36 a m.
In Vol. M00 Page 10247
Linda Smith,
County Clerk Fee \$ 31⁰⁰