

200 JUN -5 PM 3:31


WESTERN
 TITLE & ESCROW COMPANY

K-55461

WARRANTY DEED -- STATUTORY FORM

JOHN T. MATHEWS and DEBRA A. MATHEWS, husband and wife, Grantor,
 conveys and warrants to

^{C.}
 SHAWN CORY SAWYER, an individual, Grantee,

the following described real property, free of encumbrances except as
 specifically set forth herein, to wit:

West 1/2 of Lot 8, Block 3, Chapman tracts, according to the official
 plat thereof on file in the office of the County Clerk, Klamath County,
 Oregon.

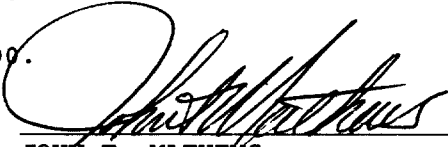
Tax Account No(s): 133377

Map/Tax Lot No(s): 2309-2500-2700

This property is free from encumbrances, EXCEPT: SEE ATTACHED EXHIBIT "A"
 The true consideration for this conveyance is \$93,600.00 .

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.

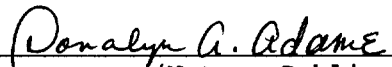
Dated this 31 day of May, 2000.


 JOHN T. MATHEWS


 DEBRA A. MATHEWS

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

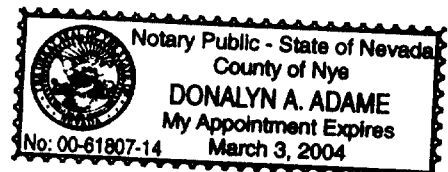
This instrument was acknowledged before me on May 31, 2000 by JOHN T. MATHEWS
 AND DEBRA A. MATHEWS.


 (Notary Public for ~~Oregon~~ NEVADA
 My commission expires 3-3-2004

After recording return to:
 WESTERN TITLE & ESCROW COMPANY
 16455 WILLIAM FOSS ROAD
 LA PINE, OR 97739

Until a change is requested all tax statements
 shall be sent to the following address:
 SHAWN CORY SAWYER
 PO BOX 203
 LA PINE, OR 97739

TITLE NO. A042000
 ESCROW NO. 14-A042000



K26-

EXHIBIT "A"

1. Right of Way, including the terms and provisions thereof, given by Roy B. Jackson and Lillian M. Jackson, his wife, to the Pacific Telephone and Telegraph Company, dated February 27, 1929, recorded April 11, 1929, in Deed Volume 85 page 547, records of Klamath County, Oregon.
2. Terms and provisions contained in deed from L. W. Gerhart and Margaret M. Gerhart, husband and wife, to State of Oregon, by and through its State Highway Commission, dated September 11, 1952, recorded September 24, 1952, in Deed volume 257 page 5, records of Klamath County, Oregon. Access restrictions contained in said deed are modified by Indenture of Access between State of Oregon, by and through its State Highway Commission, L. W. Gerhard, and Jack F. O'Brien and Lillian O'Brien, dated April 17, 1958, recorded May 28, 1958, in Deed Volume 289 on page 572, records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 06/05/00, at 331 P.m.
In Vol. M00 Page 20222
Linda Smith,
County Clerk Fee\$ 26⁰⁰