

Title Order No. 400790-SR K55625  
Escrow No. 400790-SR

After recording return to:

Chris S. Short  
2100 Bennett Circle Road  
Cottage Grove, OR 97424  
Name, Address, Zip

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

Chris S. Short  
2100 Bennett Circle Road  
Cottage Grove, OR 97424  
Name, Address, Zip

This space reserved for recorder's use

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2000 JUN 1 -9 PM 1:00

### STATUTORY WARRANTY DEED

Kathie B. Gurney, an estate in fee simple, Grantor,  
conveys and warrants to Chris S. Short and Glenda J. Short, as tenants by the entirety,  
Grantee,  
the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath  
county, OREGON, to wit:  
Lot 11, Block 10 Tract No. 1042, Two Rivers North, according to the official plat  
htereof on file in the office of the County Clerk of Klamath County Oregon.

This property is free from encumbrances, EXCEPT: See Exhibit "A" attached hereto and by this reference 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.

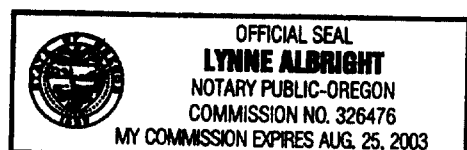
The true consideration for this conveyance is \$13,000.00.  
93.030)

(Here comply with the requirements of ORS

Dated this 7 day of June, 2000  
Kathie B. Gurney  
Kathie B. Gurney

STATE OF OREGON, County of Mult. ) ss.  
This instrument was acknowledged before me on June 7th, 2000,  
by Kathie B. Gurney

Lynne Albright  
Notary Public for Oregon  
My commission expires August 25, 2003



K26-

## EXHIBIT "A"

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 in the dedication of Tract No. 1042, Two Rivers North.

Reservations, including the terms and provisions thereof,

Dated : June 19, 1980  
Recorded : June 23, 1980 in Volume M80 page 11471, Deed records of Klamath County, Oregon  
From : D-Chutes Estates, Oreg. Ltd.  
To : Richard W. Morris and Hazel L. Morris, husband and wife

Electric Line Right of Way Easement, including the terms and provisions thereof,

Dated : June 19, 1980  
Recorded : March 9, 2000 in Volume M00 page 7551, records of Klamath County, Oregon  
From : Hugh and Kazuko Smith  
To : Midstate Electric Cooperative, Inc., a cooperative corporation

State of Oregon, County of Klamath  
Recorded 06/09/00, at 1:00 p.m.  
In Vol. M00 Page 20989  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>