

Warranty Deed -- Statutory Form

Walter L. Whitson, Grantor, conveys and warrants to **Marvin L. Crane**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT A, INCORPORATED HEREIN BY THIS REFERENCE

Lot 8, Block 1 of Cres-Del Acres, First Addition, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. R145453

SUBJECT TO: Encumbrances, easements, reservations and restrictions of record.

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 PRACTICE AS DEFINED IN ORS 30.930.

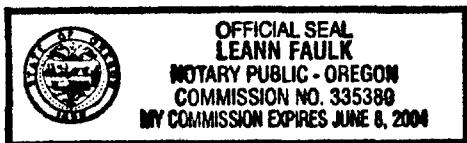
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

The true consideration for this conveyance is Thirty-Five Thousand Dollars (\$35,000.00).

Date 4/7/00

Walter L. Whitson
Walter L. Whitson

STATE OF OREGON, County of Lane) ss.



Personally appeared the above-named Walter L. Whitson,
dated on 4/7/00 and acknowledged the
foregoing instrument to be their voluntary act and deed.

Leann Faulk
Notary Public for Oregon

After recording return to:

Marvin L. Crane
P.O. Box 2331
Eugene, OR 97402

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

Marvin L. Crane
P.O. Box 2331
Eugene, OR 97402

EXHIBIT A

1. Reservations and restrictions contained in the dedication of Cres-Del Acres First Addition as follows: "...said plat subject to the following conditions: (1) A 16' easement along the river and centered on lot lines between lots 7 and 8 and Lots 12 and 13 of Block 3 to provide access to river; (2) a 50 foot easement along easterly side of all lots abutting on Oregon Highway No. 58 to provide for construction of future road; (3) A 16' utility easement along side of lots abutting on Karen Way and centered on all lines between lots; (4) Additional restrictions as provided in recorded protective covenants."

2. Reservations and restrictions as disclosed by deed from Edgar E. Colburn and Barbara A. Colburn, husband and wife, and Ward Bettis and Flossie Bettis, husband and wife, to Burton E. Pond and Shirley J. Pond, recorded November 22, 1963 in Deed Volume 349 on page 371, records of Klamath County, Oregon, as follows: (1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats. Three horses per lot maximum. (2) Buildings shall be constructed in a workmanlike manner and comply with state and county building codes. (3) Any trailer used as a permanent residence shall have a retail value of \$1,500.00 or more when installed. (4) Businesses shall be restricted to lots having highway frontage only. (5) All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times. (6) No tents shall be used as dwellings on the property.

State of Oregon, County of Klamath
Recorded 11/14/00, at 9:08 a. m.
In Vol. M00 Page 41125
Linda Smith,
County Clerk Fee\$ 26⁰⁰