

2001 FEB 14 AM 11: 17

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When recorded return to:

Juniper Properties
c/o: 1553 SW Kendall
Roseburg, Oregon (97470)

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Mail Tax Statements to:

Space above this line for Recorders use only

Juniper Properties
Russell H. and JoElla Sargent
1640 West F Street
Oakdale, California 95361

mtc 1396-2499

WARRANTY DEED

Know all men by these presents: That Russell H. Sargent and JoElla Sargent, Husband and wife, Grantor(s) for full and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever grant to Lawrence James Saccatto, Trustee, and any successor Trustee(s) as a Trustee, under the terms of a land trust organization named Juniper Properties dated September 10, 2000

all that real property in the unincorporated area situated in Klamath County, Oregon described as follows:

Lots 5 and 6, Block 2, WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject To:

1. An easement created by instrument, including the terms and provisions thereof, Dated: February 11, 1949, and Recorded, March 1, 1949 in volume 229, page 161, Deed records of Klamath County, Oregon, in favor of: The California Oregon Power Co., a California corporation, for 10' wide pole line. (No exact location given)
2. Easements and restrictions as reserved in plat dedication, to wit:
 - (1) A one foot street plug as shown on annexed plat to be removed when adjoining property is subdivided.
 - (2) A 16 foot drainage easement on the back and centered on the side lines of Lots 5 and 6, Block 2.
 - (3) A 16 foot easement on the back of all lots for future public utilities.
 - (4) Building setback lines as shown on annexed plat.
 - (5) Plans for water supply and sewage disposal systems must be approved for each lot by Klamath County Health Department.
 - (6) Additional restrictions as provided in the recorded protective covenants.
3. Building setback lines 20 feet from street as shown on dedicated plat.
4. Covenants, conditions and restrictions, but omitting restriction, if any, bases on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, Recorded December 12, 1962 in volume 342, page 21, Deed Records of Klamath County, Oregon and amended July 19, 1966 in Volume M66, page 7318, Microfilm Records of Klamath County, Oregon.

Tax Lot No. _____, Ref. No. _____

To have and to hold the said real and/or other property with appurtenances upon the trusts and for the purposes granted in said trust indenture. The Trustee, so far as the public is concerned, has all power and is authorized to protect, improve, convey, sell, assign, exchange, subdivide, donate, dedicate, mortgage, pledge, encumber, hypothecate, partition, option, vacate, deliver, disburse, pay or otherwise deal with the property(ies); provided

26.00 M

however, that, unless otherwise directed, a letter of direction, signed by the Beneficiary(ies) as written authorization to undertake such powers, is included; that every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said property shall be conclusive evidence in favor of every person relying upon any such conveyance, lease or other instrument,

- (1) that at the time of delivery the trust was in full force and effect, and
- (2) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in the trust indenture, or in some amendment thereof and binding upon all beneficiaries thereunder,
- (3) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and
- (4) if the conveyance is made to successor(s) in trust, that such successor(s) have been properly appointed and are fully vested with all of the title, interests, estate, rights, powers, authorities, duties and obligations of any predecessor(s) in trust; that the interest of each beneficiary hereunder and all persons claiming under them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real property, and such interest is hereby expressly declared to be private property; That any contract, note, mortgage, obligation or indebtedness incurred or entered into by the trustee in the name of the then beneficiaries under the indenture as their attorney in fact, hereby irrevocably appointed for such purpose, the trustee shall have no obligation whatsoever with respect to any such contract, note, mortgage, obligation or indebtedness except insofar as the trust property and funds in the possession of the trustee as shall be applicable for the payment and discharge thereof, and all persons whomsoever shall be charged with notice of this condition from the day of the filing for record of this deed.

Grantor: Russell H. Sargent Grantor: Joella Sargent
 Russell H. Sargent Joella Sargent

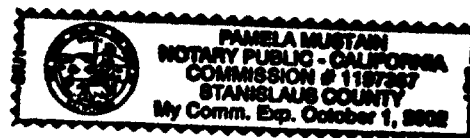
Acknowledgment

State of California)
 County of Stanislaus) ss.

On Jan. 15, 2001 ²⁰⁰¹ before me, Pamela Mustain personally appeared,
Russell H. & Joella Sargent personally known, ☐ or,
 proved to me on a basis of satisfactory evidence ☒ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(s), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Pamela Mustain
 WITNESS my hand and official seal.

Seal:



State of Oregon, County of Klamath
 Recorded 02/14/01, at 11:17a.m.
 In Vol. M01 Page 5926
 Linda Smith,
 County Clerk Fee\$ 26.00