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SPECIAL WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to
Grantee at the following address:

Robert L. and Dawn L. Graham
P.O. Box 101
Crescent, OR 97733

After recording, this Deed shall be delivered to:

Robert L. and Dawn L. Graham
P.O. Box 101
Crescent, OR 97733

The true consideration for this transfer is \$59,000.

KENNETH E. DODD and SHEILA E. DODD, husband and wife, Grantor, conveys and specially warrants to ROBERT L. GRAHAM and DAWN L. GRAHAM, husband and wife, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 3, Block 4, BREWERS RANCHOS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; together with a 1977 Fleetwood mobile home, license no. X1411511, serial no. 348L24480610

Subject to the following exceptions:

1. Reservations as contained in plat dedication, to wit:

"Subject to the following restrictions: (1) a 20 foot building setback line along the front of all lots and all lots abutting on State Highway 58; (2) No access from highway other than the streets as shown on the annexed plat; (3) A 16 foot public utilities easement along all back and side lot lines except where the lines are common to two lots, an eight foot easement is dedicated on each lot; (4) A 10 foot pedestrian easement along the Easterly bank of Crescent Creek, along the line between Lots 2 and 3, Block 3 and along the portion of the subdivision boundary abutting the parcel of land shown and identified as "not a part of this subdivision" on the annexed plat, for the use of the owners of the lots in BREWERS RANCHOS,

their guests and tenants; and any additional restrictions as provided in recorded protective covenants and restrictions of record."

2. Right of Way for transmission liens, subject to the terms and provisions thereof, given by Oscar Spliid to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 19, 1967 and recorded May 22, 1967 in Volume M67, page 3804, Microfilm Records of Klamath County, Oregon.
3. Any improvement located upon the insured property, which constitutes a Mobile Home as defined in Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.
4. Reservation contained in Warranty Deed from Loyd A. and Dorothy M. Hollemon to John M. and Jacqueline D. Linson dated August 30, 1984 and recorded August 31, 1984 in Volume M84, page 15141, Microfilm Records of Klamath County, Oregon, as follows:

"And withholding unto Grantors an easement of a 25 foot square portion in the Southwest corner for wood storage."

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.

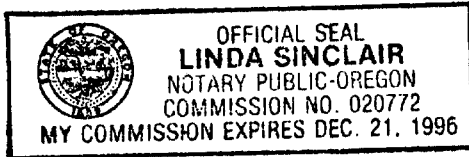
DATED: January 15, 1996

Kenneth E. Dodd
KENNETH E. DODD

Sheila E. Dodd
SHEILA E. DODD

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 15 day of January, 1996 by Kenneth E. Dodd.



Linda Sinclair
Notary Public for Oregon
My Commission Expires: 12/21/96

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 15 day of January, 1996, by Sheila E. Dodd.



Linda Sinclair
Notary Public for Oregon
My Commission Expires: 12/21/96

State of Oregon, County of Klamath
Recorded 04/03/01, at 1:36 p.m.
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Linda Smith,
County Clerk Fee \$ 31⁰⁰