

01 JUL 12 AM 11:02



THIS SPACE RESERVED FOR RECORDER'S USE

Vol MQ1 Page 33861

After recording return to:

Richard T. Cadotte  
65301 E Timberline Drive  
Rhododendron, OR 97049

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

Richard T. Cadotte  
65301 E Timberline Drive  
Rhododendron, OR 97049

Escrow No. 01100732

Title No. K-57240

### STATUTORY WARRANTY DEED

DAVID W. LINN and TINA M. LINN an estate in fee simple as tenants by the entirety; Grantor, conveys and warrants to RICHARD T. CADOTTE and CHARLENE D. CHORUBY-CADOTTE, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 in Block 8 Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

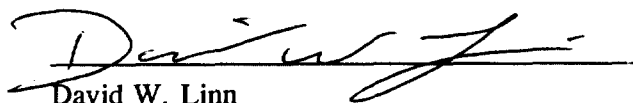
Reservations and restrictions in the dedication of Tract No. 1069, as follows: "...25 foot building set-back from front and side property lines.2)Public utilities easements 16 feet in width centered on all side and back lot lines.3)One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed.4)All sanitary facilities released subject to approval of the county sanitarian.5)Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved for public access easement.6)Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat.7)All existing easements and reservations of record.8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

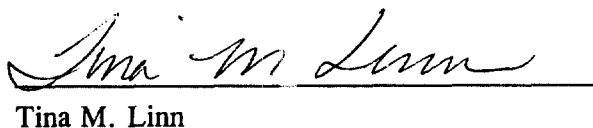
Articles of Association of Little Deschutes River Woods Owners Association recorded March 12, 1973 in Volume M73 page 2591; Amended by instruments recorded October 2, 1975 in Volume M75 12048; Recorded December 6, 1977 in Volume M77 page 23644 and 23645, all Deed records of Klamath County, Oregon; Right of Way Easement recorded September 6, 1978 in Volume M78 page 18615, Deed records of Klamath County, Oregon.

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 \$7,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of July, 2001.

  
David W. Linn

  
Tina M. Linn

K26-


33862

STATE OF OREGON

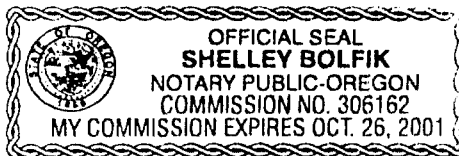
County of Clackamas

} ss.

This instrument was acknowledged before me on this 9 day of July, 2001  
by DAVID W. LINN and TINA M. LINN.

  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_



State of Oregon, County of Klamath  
Recorded 07/12/01 at 11:02 a.m.  
In Vol. M01 Page 33861  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>