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**After Recording Return To:**  
Key Title Company  
650 E. Pine Street, Suite 102A  
Central Point OR 975022447

**Send Tax Statements To:**  
Mary Kathleen Graville  
11216 Marmot Court  
Gilchrist OR 97733



Title Order No.  
Escrow No. 03-50685

Tax Account No.

**WARRANTY DEED**  
(ORS 93.850)

**Billy G Fullen and Sharon N Fullen, as tenants by the entirety, Grantor** conveys and warrants to **Mary Kathleen Graville, an estate in fee simple, Grantee** the following described real property free of encumbrances except as specifically set forth herein:

**See Exhibit 'A' attached hereto and by 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 \$55,000.00.

Dated this 9<sup>th</sup> day of August, 2001.

Billy G. Fullen  
Billy G Fullen

Sharon N. Fullen  
Sharon N Fullen

State of OR, County of Jackson ) ss.

This instrument was acknowledged before me on 8/9, 2001  
by Billy G Fullen and Sharon N Fullen.

Judy Parish  
Notary Public

My commission expires: 10-18-03



426-

**EXHIBIT 'A'**Legal Description:

Lot 18, Block 5, Tract 1042, TWO RIVERS NORTH, in the County of Klamath, State of Oregon.

**SPECIAL EXCEPTIONS:**

The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract No. 1042, Two Rivers North

As follows: "(1) Building set-back lines as shown on the annexed plat. (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities with any fences or planting to be placed thereon at the lot owners risk."

The requirements and provisions of ORS Chapter 820, pertaining to the registration and transfer of ownership of a manufactured home and any interest or liens disclosed thereby. If the manufactured home is owned by the land owner, the land is subject to the provisions of ORS 311.280, under which manufactured home taxes may become a lien upon real property. A personal property search may be requested, covering personal property taxes and federal tax liens filed with the Secretary of State against the owners of the manufactured home. The Motor Vehicles Division should be contacted for information regarding manufactured home ownership and security interests. Manufactured homes are not included in a title search and will not be covered by the title insurance policy unless exempted from DMV registry pursuant to ORS 820.510.

Covenants, conditions, restrictions and reservations, including the terms and provisions therein contained in Warranty Deed,

Recorded: June 28, 1990

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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 mobile home used as a permanent residence shall have a retail value of \$5,000 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above."

The effect, if any, of Warranty Deed recorded April 13, 1995 in Book M-95 at Page 9342, purporting to convey property to Kristian Sand and Birgit Sand, Trustees, or their Successors in Trust under the Sand Living Trust dated April 10, 1995, or any amendments thereto.

The effect, if any, of Electric Line - Right of Way Easement, recorded March 9, 2000 in Book M-00 at Page 7536 in favor of Midstate Electric Cooperative, Inc., a cooperative corporation

Note: Easement was executed by Kristian Sand.

State of Oregon, County of Klamath  
Recorded 08/10/01 at 1:38 p.m.  
In Vol. M01 Page 40287  
Linda Smith,  
County Clerk Fee \$ 26.<sup>00</sup>