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WESTERN TITLE & ESCROW

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AFTER RECORDING MAIL TO:

Vol M99 Page \_\_\_\_\_

JAMES STEIDLEY, INC.

P.O. BOX 37

WATERVILLE, OREGON 97489 1999 NOV -1 PM 3:01

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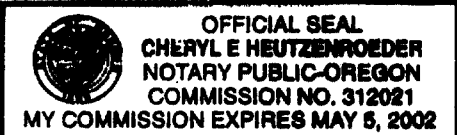
MAIL TAX STATMENTS TO:

JAMES STEIDLEY, INC.

P.O. BOX 37

WATERVILLE, OREGON 97489

ORDER NO.: 991400229

K54648		STATUTORY WARRANTY DEED	
RUSSELL L. SPAULDING, AS TO AN UNDIVIDED 1/2 INTEREST AND MICHAEL, YOON AS TO AN UNDIVIDED 1/2 INTEREST			
GRANTOR, conveys and warrants to		<i>James J. Steidley *</i> <i>Jill M. Steidley *</i>	
<del>JAMES STEIDLEY, INC.</del>		<del>JIM STEIDLEY, INC</del>	
GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in <del>Deschutes</del> <sup>KLAMATH</sup> County, Oregon, to wit: SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.			
This property is free from encumbrances, EXCEPT: SEE "EXCEPTIONS" ATTACHED HERETO AND 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 \$5,500.00 (Here comply with the requirements of ORS 93.030)			
Tax ID #: 260701D0 02700		Serial #: 166509	
Dated: <u>October 05, 1999</u>			
<i>Russell L. Spaulding</i> RUSSELL L. SPAULDING		MICHAEL YOON	
<i>* Being re-recorded to change grantee name</i>			
STATE OF <u>OREGON</u> <del>CALIFORNIA</del> }			
COUNTY OF <u>DESCHUTES</u> }			
This instrument was acknowledged before me on _____			
by <u>RUSSELL L. SPAULDING AND MICHAEL YOON</u>			
		<i>Cheryl E. Heutzenroeder</i> OREGON <del>CALIFORNIA</del> Notary Public in and for the State of _____ My commission expires: <u>May 5, 2002</u>	

K 35 ✓

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Lot 21 in Block 1 Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Taxes for the fiscal year 1999-2000 a lien not yet payable.

2. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, in the dedication of Tract No. 1122, as follows: "...said plat being subject to: 1.) Public utilities easement 16 feet in width centered on all side and back lot lines. 2.) 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 adjoining property is properly developed. 3.) All sanitary facilities subject to approval of the Oregon Dept. of Environmental Quality. 4.) Building set-back lines of 75' from the centerline of the street on which the lot sides. 5.) All easements and reservations of record."

3. Conditions and Restrictions shown on the plat of Tract No. 1122.

4. Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof,

Recorded : March 12, 1973 in Volume M73 page 2591, Deed records of Klamath County, Oregon  
The above articles were amended by instruments recorded October 2, 1975 in Volume M75 page 12048 and recorded December 6, 1977 in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon.

5. Right of Way Easement, including the terms and provisions thereof,

Dated : August 14, 1978  
Recorded : September 6, 1978 in Volume M78 page 18615, Deed records of Klamath County, Oregon  
From : Michael B. Jager and Margaret H. Jager and Clark J. Kenyon  
To : Midstate Electric Cooperative, Inc.

State of Oregon, County of Klamath

Recorded 11/01/99, at 3:01 p. m.

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**Linda Smith,**

County Clerk Fee\$ 35<sup>00</sup>

State of Oregon, County of Klamath

Recorded 10/30/01 at 3:02 p. m.

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Linda Smith,

County Clerk Fee\$ 10.00