

NN

GERALD &amp; LOUISE PAGE

42000 MODOC POINT RD.

CHILOQUIN, OR 97624

Grantor's Name and Address

JAMES M. ROOT &amp; VALERIE G. ROOT

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

02 MAR 15 PM 3:12

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Vol M02 Page 15419

STATE OF OREGON,

} ss.

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 03/15/2002 3:12 p m.Vol M02, Pg 15419-20

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

mt 55875-

## SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that GERALD A. PAGE and LOUISE L. PAGEhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. ROOT and VALERIE G. ROOT, husband and wifehereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1 of Land Partition 63-94 situated in the E1/2 of Section 24 and the N1/2 NE1/4 of Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, and the SW1/4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineers Office.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 290,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the (indicate which) consideration.~~ (The sentence between the symbols ~~or~~, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on March 14, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

GERALD A. PAGE

LOUISE L. PAGE

STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on Gerald A. Page and Louise L. Page

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 11/16/2003

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

15420

The real property described in this Special Warranty Deed is

**SUBJECT TO:**

An easement created by instrument, subject to the terms and provisions thereof;

Dated: November 15, 1960

Recorded: November 29, 1960

Volume: 325, page 507, Deed Records of Klamath County, Oregon

In favor of: California Oregon Power Company

For: Transmission lines

(Affects Lot 4, Section 19; Lot 1, W1/2 NE1/4 NW1/4 Section 30, Township 34 South, Range 7 East of the Willamette Meridian; SE1/4 SW1/4 Section 12; N1/2 NW1/4, SE1/4 NW, NE1/4 SW1/4, W1/2 SE1/4 Section 13, N1/2 NE1/4, SE1/4 NE1/4, E1/2 SE1/4, Section 24, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon)

Subject to an access road as set forth on Exhibit "A" of instrument dated December 28, 1964, recorded January 6, 1965 in Book 358 at page 471, Deed Records of Klamath County, Oregon, to Tulana Farms, an Oregon Corporation.

(Affects SW1/4 SW1/4 Section 19, Township 34 South, Range 7 East of the Willamette Meridian; SE1/4 SE1/4 Section 24, and N1/2 Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon)

Reservations, restrictions and easements as contained in Deed from United States National Bank of Oregon, a National Banking Association, Trustee, as grantor, to Gerald A. Page and Louise L. Page, husband and wife, as grantees, recorded April 20, 1978 in Volume M78, page 7775, Microfilm Records of Klamath County, Oregon.

In the matter of CUP 105-94 and LP 63-94 recorded November 21, 1994 in Volume M94, page 35695, Microfilm Records of Klamath County, Oregon, to wit:

"Therefore, it is ordered the request of PAGE for C.U.P. 105-94 and L.P. 63-94 is approved subject to the following conditions: 1. The applicant shall file a restrictive covenant with the County Clerk prohibiting the permit holder and their successors in interest from filing complaint concerning accepted resource management practices that may occur on nearby lands.

A 60-foot easement for ingress and egress as evidenced by Land Partition 63-94.

Utility easement as created by Bargain and Sale Deed, subject to the terms and provisions thereof;

Dated: April 7, 1995

Recorded: April 7, 1995

Volume: M95, page 8757, Microfilm Records of Klamath County, Oregon

Grantor: Gerald A. Page and Louise L. Page

Grantee: Valerie K. Root

x JAP  
x [Signature]