FORM NO. 762 - SPECIAL WARRANTY DEED (INDIVIDUAL OF COPPORATE).	COPYRIGHT 1999 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204
NN CTD IV D. C. T.	Vol_MO2_Page_15419
GERALD & LOUISE PAGE	STATE OF OREGON,
42000 MODOC POINT RD.	Country of SS.
CHILOQUIN, OR 97624 Grantor's Name and Address	
JAMES M. ROOT & VALERIE G. ROOT	
Control Name of the Control of the C	
Grantee's Name and Address After recording, return to (Name, Address, Zip):	SPACE RESERVED
	FOR RECORDER'S USE
'02 MAR 15 PM3:12	State of Oregon, County of Klamath
	Recorded 03/15/2002 3リスト m.
Until requested otherwise, send all tax statements to (Name, Address, Zip):	Vol M02, Pg 15 419 - 26'
	Linda Smith, County Clerk
	Fee \$ 2600 # of Pgs -2 puty.
	·F
	mtc 55875-
SPE	CIAL WARRANTY DEED
	ERALD A. PAGE and LOUISE L. PAGE
hereinafter called grantor, for the consideration hereinaft JAMES M. ROOT and VALERIE G. ROOT,	er stated, to grantor paid by, husband and wife
hereinafter called grantee, does hereby grant, hargain se	Il and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditan situated in Klamath County, St	sents and appurtenances thereupta belonging as in any
NET/4 of Section 25, Township 34 S	ituated in the E1/2 of Section 24 and the N1/2 outh, Range 71/2 East of the Willamette Meridian,
Meridian, Klamath County, Oregon,	hip 34 South, Range 7 East of the Willamette as filed in the Klamath County Engineers Office.
The state of the s	
	4 1 1
4 4 4	
	_ / \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
(IF SPACE INSUESICIENT	CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto grantee and gr	rantee'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 for-
from encumerances created or suffered thereon by grante	or and that grantor will warrant and defend the same and avery next and
parcer mercor against the lawful claims and demands of a	Il persons claiming by, through, or under the grantor.
Ine true and actual consideration paid for this tran	sfer, stated in terms of dollars is \$ 290,000.00
actual consideration consists of or microdes other property	or value given or promised which is in the whole part of the (indicate
which) consideration. The sentence between the symbols of ir in	of applicable, should be defeted. See UKS 93.030,7
made so that this deed shall apply equally to corporations	ires, the singular includes the plural, and all grammatical changes shall be
In witness whereof, the grantor has executed this in	strument on March 14, 2002 ; if grantor
is a corporation, it has caused its name to be signed and its by order of its board of directors.	s seal, if any, affixed by an officer or other person duly authorized to do so
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRI	INCO IN A MARCHANIA
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LANDLISE LAWS AND	DECII
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE P ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE A	ADDDA.
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVE AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR F	DIIGEC
PRACTICES AS DEFINED IN ORS 30.930.	$\frac{1}{2}$
	LOUSIE L. PAGE
STATE OF OREGON, County	of Klamath ss.
This instrument was ack	nowledged before me on
byGeraid A. Page and	d Louise L. Page
I nis instrument was ack	nowledged before me on,
as	7
of	
(Secretaria de la composição de la compo	
OFFICIAL SEAL KRISTI L REDD	14 will x. Had
NOTARY PUBLIC OREGON COMMISSION NO. 327508	Notary Public for Oregon My commission expires 11/16/2003
MY COMMISSION NO. 327508 () MY COMMISSION EXPIRES NOV 16, 2003 ()	My commission expires////6/3005

15420

EXHIBIT A TO SPECIAL WARRANTY DEED

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: Volume:

November 29, 1960 325, page 507, Deed Records of Klamath County, Oregon

In favor of:

California Oregon Power Company

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 Parms, 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 casement for ingress and egross 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 April 7, 1995

Recorded:

Volume:

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

Grantor:

Gerald A. Page and Louise L. Page

Grantee:

Valerie K. Root