

After recording, mail to: Michael G. and Laila D. Griffith, 1045 Thomas Drive,
Klamath Falls, Oregon 97603

State of Oregon, County of Klamath
Recorded 04/30/2002 9:35 a.m.
Vol M02, Pg 25436
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

Herbert R. Cary, Grantor, being the owner of an undivided five-sixth interest, conveys and warrants to Michael G. Griffith and Laila Dahl Griffith, husband and wife, an additional undivided one-sixth interest as tenants in common, Grantees, in the following described real property located in Klamath County, Oregon, to-wit:

Lot 3 in Block 12 of Tract 1003 known as Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Subject, however, to the following:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting easements, and any and all obligations created or imposed upon or affecting said premises by the 1st Addition to Moyina Improvement District.
3. Easement, including the terms and provisions thereof, given by P. C. Carlson to the California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, Deed Volume 128 page 267, records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Tract 1003 (Third Addition to Moyina) as follows: "... said plat subject to: a building set-back line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional reservations as shown in any recorded protective covenants."

SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND.

also known as 1111 Thomas Drive, Klamath Falls, Oregon

Herbert R. Cary is now the owner of an undivided four-sixth interest and Michael G. Griffith and Laila Dahl Griffith, husband and wife, are the owners of an undivided two-sixth interest, all as tenants in common.

There is no true and actual consideration for this conveyance, it is a gift from Herbert R. Cary to Michael G. Griffith and Laila Dahl Griffith, husband and wife.

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 PERSONS 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.

Dated this 24 day of April, 2002.

GRANTOR

Herbert R. Cary
Herbert R. Cary

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Herbert R. Cary and acknowledged the foregoing instrument to be his voluntary act. Before me this 24 day of April, 2002.



Vicki Swindler
Notary Public for Oregon
My Commission Expires: 10-8-05