

AFTER RECORDING RETURN TO:

LELAND & FLORENCE YOUNG
4260 Fargo St.
Klamath Falls, OR 97601

Vol M02 Page 31317

State of Oregon, County of Klamath
Recorded 05/28/2002 3:20 p. m.
Vol M02, Pg 31317-18
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

mtc 56952-m
STATUTORY WARRANTY DEED

'02 MAY 28 PM3:20

JORETTA STONE, by WESLEY STONE, her attorney in fact, conveys and warrants to LELAND D. YOUNG & FLORENCE YOUNG, the real property described as follows, free of encumbrances, except as specifically set forth herein:

Lot 7, TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
- 3) Easement, setback lines and reservations as shown on dedicated plat and as contained in plat dedication, to wit:
"(1) A 20 foot building setback line along the front of all lots and 50 foot streets, a 15 foot setback line along all lots on side streets; (2) All houses built no less than minimum architectural standard as required by Federal Housing Authority Specifications; (3) A ten foot easement along the back of all lots and as shown on the annexed plat for present and future public utilities, drainage and perpetual right of way for ditches to convey irrigation as shown, said easements to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings placed thereon at the risk of the owner."
- 4) Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 11, 1959 in Volume 313, page 355, Deed Records of Klamath County, Oregon.

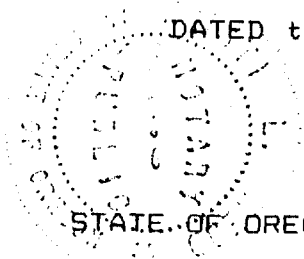
5) Trust Deed, including the terms and provisions thereof,
 given to secure an indebtedness with interest thereon
 and such future advances as may be provided therein.
 Dated: June 1, 1964
 Recorded: June 2, 1964
 Volume: 223, page 385, Deed Records of Klamath County,
 Oregon
 Amount: \$13,500.00
 Grantor: Boyd William Casper & Marietta Rose Casper,
 husband and wife
 Trustee: William Ganong
 Beneficiary: First Federal Savings and Loan
 Association of Klamath Falls

The true and actual consideration for this conveyance is
 \$36,400.

Until a change is requested, all tax statements are to be
 sent to: Joretta Stone, P.O. Box 864, Tonasket, WA 98855.

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
 USES.

DATED this 6th day of June, 1986.

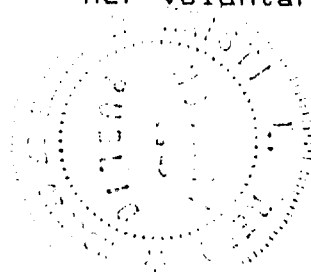


STATE OF OREGON)

County of Klamath)

Wesley D. Stone
 Joretta Stone, by Wesley Stone,
 her attorney in fact
 as attorney-in-fact for Joretta J. Stone

On this 6th day of June, 1986, personally
 appeared before me the above named Joretta Stone, by Wesley
 Stone, her attorney in fact, and acknowledged the foregoing to be
 her voluntary act and deed.



Kristi L. Redd
 Notary Public for Oregon
 My Commission Expires: 11/16/87