

mtc 57524

After Recording Return To:
Key Title Company
1319 Monmouth Street
P.O. Box 397
Independence OR 973510397

Send Tax Statements To:
Dan R. Pool
Rozelynn N. Pool
P.O. Box 348
Dallas OR 97338



State of Oregon, County of Klamath
Recorded 07/02/2002 3:04 p.m.
Vol M02, Pg 38080-81
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Title Order No. 0057524
Escrow No. 16-24658

Tax Account No.
2310-036B0-10500-000

WARRANTY DEED
(ORS 93.850)

Malcolm J. Elstad and Norma Y. Elstad, as tenants by the entirety, Grantor, conveys and warrants to Dan R. Pool and Rozelynn N. Pool, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference 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 \$9,000.00.

Dated this 28 day of June, 2002.

Malcolm J. Elstad
Malcolm J. Elstad

Norma Y. Elstad
Norma Y. Elstad

State of OR, County of Polk)ss.

This instrument was acknowledged before me on June 28, 2002
by Malcolm J. Elstad and Norma Y. Elstad

[Signature]
Notary Public

My commission expires: 2/3/2002



EXHIBIT 'A'

Legal Description: Lot 22 in Block 2 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:
None

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.

Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities; and planting or structures placed thereon by the owner to be at his own risk; the Bonneville Power Administration Transmissions line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions as provided in any recorded protective covenants."

Transmission line easement, subject to the terms and provisions thereof, in favor of the United States of America, recorded October 9, 1951 in Volume 250, page 282, Records of Klamath County, Oregon.

Easement and release, subject to the terms and provisions thereof, granted to the United State of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

. Articles of Association, imposed by instrument, subject to the terms and provisions thereof;
Recorded: September 19, 1972
Volume: M72, page 10581, Microfilm Records of Klamath County, Oregon

. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof,
Recorded: September 19, 1972
Volume: M72, page 10585, Microfilm Records of Klamath County, Oregon