

02 JUL 17 PM 2:55

After recording return to:

WILL B. EIKLEBERRY

PO BOX 57

WILLIAMS, OR 97544

TITLE ORDER NO: 26-35570

KEY ESCROW NO: 26-35570

Until a change is requested tax statements
shall be sent to the following address:

SAME AS ABOVE

TAX ACCT. NO:

MAP NO:

Vol M02 Page 40605

WARRANTY DEED -- STATUTORY FORM

(INDIVIDUAL or CORPORATION)

KARL BEZOLD, TRUSTEE OF THE KARL BEZOLD TRUST Grantor,

conveys and warrants to:

WILL B. EIKLEBERRY, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND 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 EXCHANGE FOR OTHER REAL PROPERTY.
However, if the actual consideration consists of or includes other property
or other value given or promised, such other property or value was part of
the ~~the whole or part~~ (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 16 day of July, 2002.

GRANTOR(S):

KARL BEZOLD TRUST

BY:

Karl Bezold
KARL BEZOLD, TRUSTEE,

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on 7-16, 2002,
by KARL BEZOLD TRUSTEE of the Karl Bezold Trust.

Heidi Provost
Notary Public for Oregon

My commission expires: _____



26 A

EXHIBIT 'A'

Legal Description:

Lots 8 and 9, MARINA PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

**2002-2003 Real Property Taxes, a lien in an amount to be determined, but not yet payable.
 Levy Code: 190 Map No.: R-3808-023DC-01700 & 01800-000 Key No.: R422340
 &422359**

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Marina Park.

**Easements as delineated on the recorded plat,
 For: 15 foot easement on the East lot line of Lot 9.**

**Setbacks, as shown on the recorded plat,
 Affects: 20 foot building set back line along front lot lines.**

**An easement created by instrument, including the terms and provisions thereof,
 Recorded in Book: 68
 Pages: 277 and 278
 And in Book: 68
 Pages: 280 and 281
 And in Book: 105
 Page: 226
 In favor of: The California Oregon Power Company
 For: Rights of way**

**An easement created by instrument, including the terms and provisions thereof,
 Dated: May 15, 1962
 Recorded: June 12, 1962
 Book: 338
 Page: 209
 In favor of: Pacific Power & Light Company
 For: Power line right of way over North 5 feet of Lots 8, 9, 10 and 11**

**Agreement, including the terms and provisions thereof,
 Between: Calvin P. Peyton and Doris A. Peyton, husband and wife, Herbert C. Graham, a single man
 And: Burton E. Gray and Thelma Jean Gray, husband and wife
 Dated: February 6, 1969
 Recorded: February 27, 1969
 Book: M-69
 Page: 1532
 Regarding: Well Use**

**Covenants, conditions, restrictions and reservations, including the terms and provisions therein contained in Warranty Deed,
 Recorded: January 27, 1997
 Book: M-97
 Page: 2387
 As follows: "...the seller makes no representation as to the approvability of subject property for septic system. There is a community well and well house located on Lot 8 of subject property that is used by the local private water district and Purchaser acknowledges the right of said district to continue using said well and well house, including but not limited to the right of access to and from said well for maintenance."**