

02 AUG 13 PM 11:08

SPECIAL WARRANTY DEED

Vol M02 Page 45350

ROBERT D. GRAY, Grantor, conveys and specially warrants to KAY C. RENFRO, Grantee, all of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

The West 5 feet of Lot 6 and all of Lot 7 and 8, Block 9, MIDLAND, in the County of Klamath, State of Oregon.

CODE 162 MAP 3908-36C TL 400
CODE 162 MAP 3809-36C TL 500

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO conditions, restrictions as shown on the recorded plat of Midland.

ALSO SUBJECT TO regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

ALSO SUBJECT TO an easement, including the terms and provisions thereof:

For: Power and wire line
Granted to: The California Oregon Power Company
Recorded in Book: 42
Page: 115

ALSO SUBJECT TO AND TOGETHER WITH the rights and liabilities of the Grantor in a certain agreement, including the terms and provisions thereof:

Regarding: Joint Use Well Agreement
Between: Robert D. Gray
AND: A. L. Templeton
Recorded: December 14, 1990
Book: M-90
Page: 24808
Fee No.: 23724

State of Oregon, County of Klamath
Recorded 08/13/2002 11:08 a. m.
Vol M02, Pg 45350
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$27,000.00.

DATED this 21 day of January, 1992.

Robert D. Gray
ROBERT D. GRAY

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 21 day of January, 1992, by Robert D. Gray.

Charlotte Flores
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-20-93