

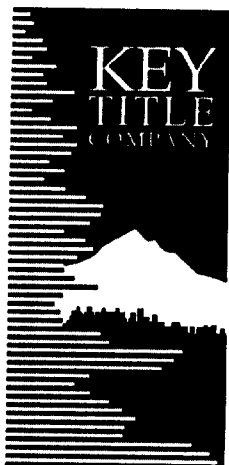
State of Oregon, County of Klamath
Recorded 12/23/2002 2:43 p.m.
Vol M02, Pg 75018
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Title Order No. 00056188
Escrow No. 19-70047

Tax Account No. R-2508-00800-
01600-000 R159296

After Recording Return To:
Key Title Company
947 Geary Street SE
PO Box 1450
Albany OR 97322

Send Tax Statements To:
Richard D. Boatwright, Jr.
Mandi D. Boatwright
2848 Metolius Drive
Eugene, OR 97408



WARRANTY DEED
(ORS 93.850)

Dennis R. Adair and Dorothy N. Adair, as tenants by the entirety, Grantor, conveys and warrants to Richard D. Boatwright, Jr. and Mandi D. Boatwright, 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 \$20,000.00.

Dated this 18 day of December, 2002.

Dennis R. Adair
Dennis R. Adair

Dorothy N. Adair
Dorothy N. Adair

State of OR, County of Linn)ss.

This instrument was acknowledged before me on 12-18-, 2002
by Dennis R. Adair and Dorothy N. Adair.

Susan Hammons
Notary Public

My commission expires: 3-14-2004



26A

- 75019
3. The land referred to in this Preliminary Report is situated in the County of Klamath, State of Oregon and is more fully described as follows:

The W 1/2 S 1/2 N 1/2 SE 1/4 NE 1/4 Section 8, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT to a 10 foot wide easement parallel, adjacent and along entire North boundary for joint user roadway and all other roadway purposes.

SPECIAL EXCEPTIONS:

1. **The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.**
2. **The rights of the public in and to that portion of the herein described property lying within the limits of roads or highways.**
3. **Lack of a right of access to and from said land. The property herein described does not appear, of record, to have access to a public street or way.**
4. **Reservation of mineral rights, and the easement implied thereby above and below the surface of the ground for the extraction of such minerals, contained in deed,**
Recorded: June 14, 1965
Book: 362
Page: 280
Reservation of: Mineral, oil and gas rights
5. **An easement created by instrument, including the terms and provisions thereof,**
Dated: October 17, 1990
Recorded: February 15, 1991
Book: M-91
Page: 2836
In favor of: Pacific Northwest Bell Telephone Company, a Washington Corporation
For: Underground Communication Lines and Above Ground Cabinets

Assignment and Assumption of Right of Way (Private), including the terms and provisions thereof,
Between: U S West Communications, Inc., successor to the Pacific Northwest Bell Telephone Company
And: Telephone Utilities of Eastern Oregon, Inc., d/b/a PTI Communications, an Oregon Corporation
Recorded: November 17, 1995
Book: M-95
Page: 31559
6. **An easement created by instrument, including the terms and provisions thereof,**
Dated: July 28, 1994
Recorded: August 1, 1994
Book: M-94
Page: 23420
In favor of: Roger L. Meakins, et al
For: A perpetual non-exclusive easement for public utilities and right of way over the North 10.00 feet