

02 DEC 31 AM 11:09



After recording return to:
Michael D. Bentley and Rhonda L. Bentley
6440 Colonial Way
Tillamook, OR 97141

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

Michael D. Bentley and Rhonda L. Bentley
6440 Colonial Way
Tillamook, OR 97141

File No.: 7051-76299 (dc)
Date: December 20, 2002

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 76307

State of Oregon, County of Klamath
Recorded 12/31/2002 11:09 a m.
Vol M02, Pg 76307 - 76309
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

76710

STATUTORY WARRANTY DEED

Garry A. Rose, Grantor, conveys and warrants to Michael D. Bentley and Rhonda L. Bentley, husband and wife, as to an undivided one-half interest and Renee Barnette-Gill Trustee of the Renee Barnette-Gill Trust dated September 28, 2001, as to an undivided one-half interest as tenants in common, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 38 and 39, Block 3, Mountain Lakes Homesites, Tract No. 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

As more particularly described on 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

76308

APN:

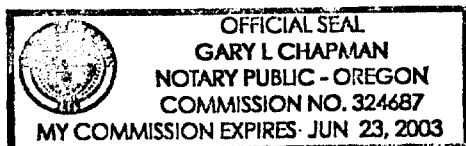
Statutory Warranty Deed
- continued

File No.: 7051-76299 (dc)
Date: 12/20/2002

Garry A. Rose
Garry A. Rose

STATE OF Oregon)
County of ~~Klamath~~ Josephine)ss.

This instrument was acknowledged before me on this 27th day of December, 2002
by **Garry A. Rose**.



Gary L. Chapman
Notary Public for Oregon

My commission expires: 6-23-03

76309

1. Easement, including terms and provisions contained therein:
Recording Information: Volume 285 on page 407, records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: powerline
2. Limited access provisions contained in Deed from A. E. Wampler and Mayme Wampler the State of Oregon, by and through recorded April 1, 1969, in Volume M-69 on page 2345, records of Klamath County, Oregon Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
3. Restrictions shown on the recorded plat/partition of Mountain Lakes Homesites as follows:
"...subject to the following condigions: (1) a 20 foot building set-back line along the front of all lots and a 15 foot building set-back on the street sideline of all corner lots; (2) a 16 foot public utilities easement centered on the back and sidelines of all lots, said easement to provide ingress and egress for the construction and maintenance of said utilites, (3) a 37.5 foot building set-back line along State Highway 140 where shown on the annexed map; (4) No direct access to lots from said State Highway except accesses approved or of record; (5) Additional restrictions as provided in recorded protective covenants."