

WJC-603798



TITLE NO. 0063798
ESCROW NO. EU03-3975
TAX ACCT. NO. 2508-01200-00400-000

Vol M04 Page 04024

State of Oregon, County of Klamath
Recorded 01/22/2004 10:52 a. m.
Vol M04 Pg 4024-25
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

WARRANTY DEED -- STATUTORY FORM

THEON SCORDELIS, Grantor,

conveys and warrants to BRYAN L. WHITNEY, AS TO AN UNDIVIDED 25.0% INTEREST, DANIEL L. CHAPMAN, AS TO AN UNDIVIDED 25.0% INTEREST, BLAIR L. HALL, AS TO AN UNDIVIDED 25.0% INTEREST AND ~~BRIAN XXXXXXXXXXXXXXXXXX PAUL E. XXXXXXXXXXXXXXXXXX CLARENCE DODD BUSBY XXXXXXXXXXXXXXXXXX~~
ALLEN E. WHITNEY, AS TO AN UNDIVIDED 25.0% INTEREST, GRANTEES
the following described real property free of encumbrances except as specifically set forth herein:

The N1/2 of the NE1/4 of the NW1/4 of the NW1/4 of Section 12, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, also described as Parcel 2 of Major Partition No. 81-111 as filed in the Klamath County Oregon Engineer's Office;

TOGETHER WITH an easement for access over and across the North 30 feet of the N1/2 of the N1/2 of the NW1/4 of the NW1/4 lying West of Highway 97 in Section 12, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, also known as Parcel 1 of said Major Land Partition No. 81-111.

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.

Except the following encumbrances:

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$50,000.00.

Dated this 13th day of January, 2004

Theon Scordelis
THEON SCORDELIS

STATE OF ^{Oa}~~Oregon~~, ^{HI} County of Mau) ss.

This instrument was acknowledged before me on January 13, 2004
by THEON SCORDELIS

Maria Academia
Notary Public for ~~oregon~~ HI
My commission expires: 09/28/2007

THEON SCORDELIS
1555 GREENWICH ST. #10
SAN FRANCISCO, CA 94123
GRANTOR'S NAME AND ADDRESS

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

BRYAN L. WHITNEY
82405 LOST CREEK RD.
DEXTER, OR 97431-9731
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

7e. P_{am}

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

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

Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway, other than expressly therein provided for shall attach to the abutting property, recorded in Volume 228, page 357, Deed Records of Klamath County, Oregon, and Indenture of Access recorded in Volume M82, page 11823, Microfilm Records of Klamath County, Oregon.

- Easement for access, 30 feet in width, as delineated on the face of Major Land Partition No. 81-111, as filed in the Klamath County Engineer's Office.
Affects: The North 30' of the East 30 feet

- An easement created by instrument, subject to the terms and provisions thereof,
Dated: January 28, 1981
Recorded: February 18, 1981
Volume: M81, page 2763, Microfilm Records of Klamath County, Oregon
From: Gilchrist Timber Company
To: The United States of America
For: A perpetual road easement

Conditions contained in Order recorded March 10, 1992 in Volume M92, page 4884, Microfilm Records of Klamath County, Oregon, as follows:

The applicant (Theon Scordelis) shall file a restrictive covenant with the County Clerk prohibiting the permit grantee and successors in interest from dividing the property...The applicant must comply with the fire safety and other siting standards of the land use code.

Conditional Use Permit Restrictive Covenant, subject to the terms and provisions

Dated: June 3, 1992
Recorded: June 9, 1992
Volume: M92, page 12520, Microfilm Records of Klamath County, Oregon
Regarding: Non-protest of forestry practices and uses