



After recording return to:
Robert Nathlich
PO Box 262
Crescent, OR 97733

Until a change is requested all tax statements
shall be sent to the following address:
Robert Nathlich
PO Box 262
Crescent, OR 97733

File No.: 7032-364321 (loh)
Date: April 05, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/06/2004 11:39a m
Vol M04 Pg 19491-92
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

James A. Smejkal, Grantor, conveys and warrants to **Robert Nathlich**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8 Block 1 Tall Pines Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

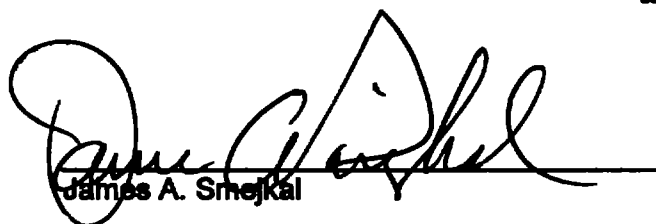
This property is free from liens and encumbrances, EXCEPT: See attached exhibit "A"

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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)

APN: 807942

Statutory Warranty Deed
- continuedFile No.: 7032-364321 (10b)
Date: 04/05/2004


James A. Smejkal

STATE OF Oregon)
County of ~~Klamath~~ *Washington*) ss.

This instrument was acknowledged before me on this 5 day of April, 20 04
by James A. Smejkal.




Laura S. Howe
Notary Public for Oregon
My commission expires: 3-18-2008

Exhibit "A"

The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an addition tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment.

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Little Deschutes River and the ownership of the State of Oregon in that portion lying below the high water mark of Little Deschutes River.

Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

Restrictions shown on the recorded plat/partition of Tall Pines Estates..

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: June 15, 1984 in Volume M84 page 10072, Deed records of Klamath County, Oregon, and recorded April 24, 1998 in Volume M98 page 13696, Deed records of Klamath County, Oregon.

Regulations and assessments of Tall Pines Estates Property Owners, including terms and provisions thereof.

Recorded: June 15, 1984 in Volume M84 page 10083, Deed records of Klamath County, Oregon

Agreement for installation of electric facilities of Tall Pines Estates, including terms and provisions thereof.

Recorded: December 11, 1998 in Volume M98 page 45408, Deed records of Klamath County, Oregon