

04 MAY 17 AM 11:20

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30490

This space reserved for recorder's use.

John L. Norris

55344 Lazy River

Bend, OR 97707

Grantor's Name and Address

Kevin E. Craddock

P. O. Box 68

Duncans Mills, CA 95430

Grantee's Name and Address

After recording return to:

Kevin E. Craddock

P. O. Box 68

Duncans Mills, CA 95430

Name, Address, Zip

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

Kevin E. Craddock

P. O. Box 68

Duncans Mills, CA 95430

State of Oregon, County of Klamath
Recorded 05/17/2004 11:20 a m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Form No. 987 - Special Warranty Deed

SPECIAL WARRANTY DEED - STATUTORY FORM

John L. Norris, an estate in fee simple, grantor,
conveys and specially warrants to Kevin E. Craddock, grantee,
the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth
herein, situated in Klamath County Klamath to wit:

Lot 7 in Block 2 of Mahn's Acres, according to the plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

Tax Lot No: 2309-14BA-2900

Serial No: 131681

THIS DEED IS GIVE IN FULFILLMENT OF THAT CERTAIN CONTRACT DATED December 6, 1999,
AND MEMORANDUM OF CONTRACT RECORDED December 8, 1999, VOLUME M99, PAGE
48340, OFFICIAL RECORDS.

The property is free of all encumbrances created or suffered by the grantor except: See Exhibit "A" attached
hereto and by this reference made a part hereof.

The true consideration for this conveyance is Fulfillment of Contract. (Here comply with the requirements of ORS
93.030)

Dated this 3rd day of December, 1999.

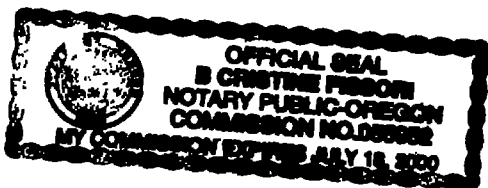
THIS INSTRUMENT WILL NOT ALLOW USE OF THE
PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO
THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY APPROVED USES AND TO
DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS
30.930.

John L. Norris
John L. Norris

STATE OF OREGON, County of Deschutes

) ss.

This instrument was acknowledged before me on December 6, 1999,
by John L. Norris



B. Cristine Fessom
Notary Public for Oregon
My commission expires 7/18/2000

26 F

Exhibit "A"

Reservations and Restrictions, including the terms and provisions thereof,

Dated : May 15, 1918

Recorded : August 7, 1918 in Volume 49 page 391, Deed records of Klamath County, Oregon

From : U. S. Patent

To : Fred L. Mahn

As follows: "...any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and there is reserved from the land hereby granted, a right of way thereon for ditches or canals constructed by the authority of the U. S."

Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, in the dedication of Mahn's Acres.