

04 MAY 17 PM 3:13

WTC-64845

FIRST OREGON TITLE COMPANY Vol M04 Page 30532

14505 S.W. Ranch House Road • P.O.Box 1336 • Crooked River Ranch, OR 97760 • (541) 504-0125 • Fax (541) 504-4565

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
FIRST OREGON TITLE COMPANY  
P.O. BOX 1336  
CROOKED RIVER RANCH, OR 97760

State of Oregon, County of Klamath  
Recorded 05/17/2004 3:13 p m  
Vol M04 Pg 30532-30533  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
the following address:  
Ted L. Copher etux  
P.O. Box 1518  
Crooked River Ranch, OR 97760

Escrow No. CR-1433  
Title No. 0064845

WARRANTY DEED

Anthony A. Hugeback and Ruth A. Hugeback, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: Ted L. Copher and Debra A. Copher, as tenants by the entirety Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 29 in Block 2 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 138648 Acct#2310-035B0-07700000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
**SEE ATTACHED EXHIBIT "A"**

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 16,500.00.

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.

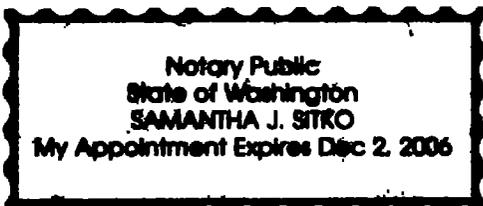
Dated this 5<sup>th</sup> day of May, 2004.

Anthony A. Hugeback  
Anthony A. Hugeback  
Ruth A. Hugeback  
Ruth A. Hugeback

State of Washington )  
County of Washougal ss

On this day personally appeared before me Anthony A. Hugeback and Ruth A. Hugeback to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 12<sup>th</sup> day of May, 2004.



Samantha J. Sitko  
Notary Public in and for the State of  
Washington residing at Washougal  
My appointment expires 12 02 2004

2600

## EXHIBIT " A "

6. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.
7. Reservations and restrictions as contained in Deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954 and recorded July 22, 1954 in Volume 268, page 209, Deed Records of Klamath County, Oregon, as follows:
- "Saving and Except: It is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."
8. Reservations and restrictions as contained in dedication of Tract 1098-Split Rail Ranchos, as follows:  
 "...said plat subject to: A 45 foot building set-back line along the front of all lots and a 20 foot building setback along the said street lines; any additional restrictions provided in any recorded protective covenants or any Oregon administrative regulations pertaining hereto; A 16 foot public utility easement along the back of all Lots."
9. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof;  
 Recorded: April 1, 1994  
 Volume: M94, page 9622, Microfilm Records of Klamath County, Oregon
10. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof;  
 Recorded: April 14, 1994  
 Volume: M94, page 11266, Microfilm Records of Klamath County, Oregon
11. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: March 1, 1994  
 Recorded: April 26, 1994  
 Volume: M94, page 12551, Microfilm Records of Klamath County, Oregon  
 In favor of: Midstate Electric Cooperative, Inc.

