

04 DEC 21 AM 11:11

After Recording Return to:

Thelma M. Stewart, Trustee

THELMA M. STEWART SEPARATE PROPERTY TRUST

905 Star Marina

345 N. Yosemite St #B Stockton CA 95203

Until a change is requested all tax statements

Shall be sent to the person & address shown above.

State of Oregon, County of Klamath

Recorded 12/21/04 11:11a m

Vol M04 Pg 87183

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

AS Del. 59103 MH
WARRANTY DEED
(INDIVIDUAL)

KEITH C. CALDWELL and EVELYN M. CALDWELL, husband and wife, herein called grantor, convey(s) to THELMA M. STEWART, TRUSTEE OF THE THELMA M. STEWART SEPARATE PROPERTY TRUST all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Parcel 1 of Land Partition 41-04 being a Replat of Parcel 2 of Minor Partition 80-95, situated in Government Lot 3, the NW 1/4 of Section 28 and the W 1/2 of Section 21, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

And, the conveyance of the property contained in this Deed shall be subject to the following restrictions upon all future owners of the property:

1. The property will not be used as a commercial pig or chicken farm. Pigs and chickens may be kept on the property for personal use. Two pigs or one dozen chickens shall constitute personal use.
2. No more than a reasonable number of other farm animals may be kept on the property.
3. No manufactured homes may be sited on this property. No manufactured homes or RV Park of any size or kind may be sited on this property.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$975,000.00.**
(here comply with the requirements of ORS 93.930)

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: December 10, 2004.


KEITH C. CALDWELL


EVELYN M. CALDWELL

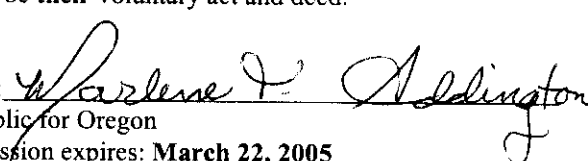
STATE OF OREGON, County of **Klamath**) ss.

On December 21, 2004, personally appeared the above named **KEITH C. CALDWELL and EVELYN M. CALDWELL** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059793

Before me: 
Notary Public for Oregon
My commission expires: **March 22, 2005**

Official Seal

