

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we Cecil Comer and Mary Comer, hereinafter called the grantors, for the consideration hereinafter stated to the grantors paid by Glenn O. Standard, Elmer L. Bales, Charlotte B. Standard and Edith T. Bales, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 111 in Block 1, SUN FOREST ESTATES, Tract No. 1060, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantors above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances excepting:

(1) Transmission line easement, including the terms and provisions thereof, given by Estelle Berry, aka Estelle M. Berry, a widow, to the United States of America, dated September 13, 1951, recorded October 9, 1951, in Deed Volume 250, page 282, Records of Klamath County, Oregon.

(2) Easement, including the terms and provisions thereof, given by Jack C. Ecoff to the United States of America, dated June 12, 1972, recorded June 30, 1972, in Volume M72 page 7124, Microfilm Records of Klamath County, Oregon.

(3) Reservations and restrictions contained in the dedication of Tract 1060, Sun Forest Estates.

(4) Articles of Association of Sun Forest Estate Property Owners, including the terms and provisions thereof, dated September 7, 1972, recorded September 10, 1972, in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

(5) Building and Use Restrictions for Sun Forest Estates, dated May 8, 1972, recorded September 10, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

And that grantors will warrant and forever defend the above granted 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 paid for this transfer, stated in terms of dollars is \$3,500.00.

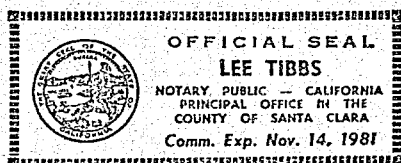
IN WITNESS WHEREOF, the grantors have executed this instrument on the 11th day of December, 1978.

Cecil Comer  
Mary Comer

STATE OF California  
County of Santa Clara

ss.

Personally appeared the above named Cecil Comer and Mary Comer, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before Me: LEE TIBBS

Lee Tibbs  
Notary Public for Santa Clara County, Ca.  
My Commission Expires November 14, 1981

Until a change is requested,  
all tax statements shall be sent to:

Glenn O. Standard  
Elmer L. Bales  
Charlotte B. Standard  
Edith T. Bales  
P.O. Box 62  
Silver Lake, Oregon 97638

Ret. Glenn Standard  
P.O. Box 62  
Silver Lake, Or 97638

STATE OF OREGON, COUNTY OF KLAMATH; ss.

led for record oooooo.

in 15th day of December

1978 12:51

only recorded in Vol M-78

Reeds

on Page 33098

Fee \$6.00

W. D. MILLER, County Clerk

Jacqueline J. Mettee