

WARRANTY DEED

THOMAS G. SCOTT AND CAROL E. SCOTT, husband and wife, Grantors, convey and warrant to B. D. BEST AND JUANITA A. BEST, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 6, Block 11, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO the following exceptions:

1. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

2. An easement created by instrument, including the terms and provisions thereof, recorded October 9, 1951 in Volume 250, page 282, Deed Records of Klamath County, Oregon, in favor of United States of America for transmission line. (blanket easement)

3. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

-1- Warranty Deed

LAW OFFICES OF
DAVID F. P. GUYETT
1183 N.W. WALL STREET
BEND, OREGON 97701

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4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is the sum of \$11,000.00.

Until a change is requested, all tax statements shall be sent to the following address: B.D. & Juanita A. Best

84530 Boods Road Eugene, Oregon 97405

DATED this 19 day of February, 1980.

Thomas G. Scott
THOMAS G. SCOTT

Carol E. Scott
CAROL E. SCOTT

STATE OF OREGON)
) ss.
County of Deschutes)

On this 19 day of February, 1980, personally appeared before me the above named Thomas G. Scott and Carol E. Scott and acknowledged the foregoing instrument to be their voluntary act and deed.

Conceit Brewer
Notary Public for Oregon

My commission expires: July 13, 1983

AFTER RECORDING RETURN TO:
KEY ESCROW COMPANY
145 REVERE AVE.
BEND, OREGON 97701

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

Mountain Title Co.
on this 26 day of February, 19 80
at 11:40 o'clock A M. and duly
recorded in Vol. M80 of Deeds
page 3699

2 and last Warranty Deed

Wm. D. MILLER, County Clerk
By Bernetha J. Hilde Deputy

Fee \$7.00

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