

DAVID OKELBERRY and PATRICIA OKELBERRY, husband and wife, Grantors, convey and specially warrant to WILLIAM B. CARTER and CONNIE M. CARTER, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 108, Block 1, 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. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. 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 line to provide ingress and egress for construction and maintenance to said utilities, and 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."
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.
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

Law Offices of
David F. P. Guyett
35 N.W. Glen Rd.
P.O. Box 83
Bend, Oregon 97709
(503) 389-6613

84 SEP 19 PM 3:00

5. Easement and release, including the terms and provisions thereof, granted to The United States of America, for electric power transmission line recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

"THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

The true and actual consideration for this conveyance is the sum of \$4,995.00.

Until a change is requested, all tax statements shall be sent to the following address: 3608 N. W. Terrace Drive,
Albany, Oregon 97321

DATED this 17 day of Sept., 1984.

David Okelberry
David Okelberry

Patricia Okelberry
Patricia Okelberry

STATE OF Oregon, ss.
Notary Public for County of Multnomah

The foregoing was acknowledged before me this 17th day of Sept., 1984, by David Okelberry and Patricia Okelberry.

Deborah J. Lee
Notary Public for Oregon
My Commission Expires: 2-11-86

After recording return to:
Key Title & Escrow
P. O. Box 6178
Bend, OR 97708
(#27-7371)

2 Special Warranty
Deed

Law Offices of
David F. P. Guyett
35 N.W. Glen Rd.
P.O. Box 83
Bend, Oregon 97709
(503) 389-6613

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 18th day of September A.D., 1984 at 3:00 o'clock P M, and duly recorded in Vol M84, of Deeds on page 16132.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by: Pam Smith, Deputy