

NL 44422

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1992 Page 9634

ARNOLD L. KNICK and FERNE H. KNICK, Husband and Wife

conveys and warrants to LEO A. GUMZ and VICKI L. GUMZ, Husband and Wife, Grantor,

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lots 18, 20, 21, Block 4, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH 1966 MOBILE HOME, LICENSE NUMBER X-114473
2310 036BO 13100 & 13200 AND 2310 036CO 00500

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of April, 1992

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.

ARNOLD L. KNICK

FERNE H. KNICK

STATE OF OREGON, County of Deschutes, ss.

This instrument was acknowledged before me on April 27, 1992, by ARNOLD L. KNICK, FERNE H. KNICK.

Notary Public for Oregon

My commission expires 12/21/92

WARRANTY DEED

ARNOLD L. KNICK
LEO A. GUMZ

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

LEO A. GUMZ
VICKI L. GUMZ
HC 61-1232 SUNFOREST
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S40957CN

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

1. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapter 820 and 308 O.R.S.

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 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 by any recorded protective covenants."

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

4. Subject to the terms and provisions of Sun Forest Estates Property Owners Association, imposed by instrument, subject to the terms and provisions thereof recorded September 19, 1972, in Volume M72, page at page 10581, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of May A.D., 19 92 at 11:12 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 9634
By Evelyn Biehn County Clerk
Quilene Miller

FEE \$35.00