

WARRANTY DEED

^{Return:}
Until a change is requested, all
tax statements shall be sent to:

DOROTHY J. BLACKBURN

P.O. BOX 387 CHRISTMAS VALLEY
ORE 97641

HERBERT WOODROW CALHOUN and MARTHA MERTICE CALHOUN, Grantors,
convey and warrant to GERRY ROACH and DOROTHY BLACKBURN, Grantees,
not as tenants in common, but with right of survivorship, that is
the fee shall rest in the survivor, the following described real
property free of encumbrances except as specifically set forth
herein:

Lot 120 in Block 1 Tract 1060, Sun Forest Estates,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

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 Volume 250 page 282, Deed Records of
Klamath County, Oregon.

2. Mineral rights reserved in deed from Delbert Hale and
Margaret Hale, husband and wife, and E. Carlyle Smith and Phillis
M. Smith, husband and wife, to Harold G. Phillips and Martha C.
Phillips, husband and wife, dated October, 1966, recorded October
25, 1966, in Volume M66 page 11271, Deed Records of Klamath County,
Oregon, as follows: "Reservations all mineral rights to be held
jointly, 3/4 by Delbert Hale and 1/4 by E. Carlyle Smith.

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

4. Reservations and Restrictions in Dedication and on the
plat of Sun Forest Estates, Tract 1060.

5. 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, Deed
Records of Klamath County, Oregon.

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

7. Public Easement, including the terms and provisions thereof, dated March 9, 1973, recorded September 10, 1973, in Volume M73 page 12179, Deed Records of Klamath County, Oregon, described as follows: "A strip of land in Tract 1060, Sun Forest Estates, a duly recorded subdivision, situated in Section 36, Township 23, South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being 60 feet in width, 30 feet on each side of, measured at right angles to the following centerline: Beginning at the Westerly right of way line of Lanewood Drive; thence Southwesterly along the lot line common to Lots 64 and 65, Block 1, of said Tract 1060, Sun Forest Estates to the westerly line of said Tract 1060, Sun Forest Estates."

The true consideration for this conveyance is TWENTY-FIVE THOUSAND FIVE HUNDRED FIFTY-TWO AND 65/100 DOLLARS (\$25,552.65).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

DATED this 1 day of May, 1991.

Herbert Woodrow Calhoun
Herbert Woodrow Calhoun, Grantor

Martha Mertice Calhoun
Martha Mertice Calhoun, Grantor

STATE OF OREGON)
County of Deschutes) ss.

On this 1 day of May, 1991, personally appeared the above-named HERBERT WOODROW CALHOUN and acknowledged the foregoing instrument to be his voluntary act. Before me:

Carol A. Beuschlein
CAROL A. BEUSCHLEIN
NOTARY PUBLIC - OREGON
My Commission Expires 11/7/93

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON)
) ss.
 County of Deschutes)

On this 1 day of May, 1991, personally appeared the above-named MARTHA MERTICE CALHOUN and acknowledged the foregoing instrument to be her voluntary act. Before me:

Carol A. Beuschlein
 CAROL A. BEUSCHLEIN
 NOTARY PUBLIC - OREGON
 My Commission Expires 11/7/93

Notary Public for Oregon
 My commission expires: _____

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dorothy J. Blackburn the 23rd day
 of July A.D., 19 93 at 11:44 o'clock A M., and duly recorded in Vol. M93
 of Deeds on Page 17961.

FEE \$40.00

Evelyn Biehn - County Clerk

By Dorothy J. Blackburn

From
 1199 N.W. Wall