

After recording return to grantee herein.
 Until a change is requested send all tax
 statements to grantee herein.

KEY TITLE NO. 34479
 ESCROW NO. 27-22540
 TAX ACCT. NO. 142483 AND 142492
 MAP #

GRANTEE'S NAME AND ADDRESS:

BARNES J. BUSE ET UX
 1065 OGLE ST.
 EUGENE, OR 97402

MTC 4479
 WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

JEAN C. HAMILTON Grantor,

conveys and warrants to:

BARNEY J. BUSE and FLORENCE J. BUSE, as tenants by the entirety, Grantee,
 the following described real property, free of encumbrances except as
 specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$7,500.00. However, if the
 actual consideration consists of or includes other property or other value
 given or promised, such other property or value was part of the/the whole of
 the (Indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Dated this 4 day of January, 1995.

GRANTOR(S):

Jean C. Hamilton
 JEAN C. HAMILTON



OFFICIAL SEAL
 KARIN LEA
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 014777
 MY COMMISSION EXPIRES MAY 5, 1996

STATE OF OREGON, County of DEQUITES) ss.

This instrument was acknowledged before me on 1-4, 1995,
 by JEAN C. HAMILTON

Karin Lea
 Notary Public for Oregon

My commission expires: 05-05-96

EXHIBIT "A"

LOTS 139 AND 140 IN BLOCK 1 OF 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. RESERVATIONS AND RESTRICTIONS OF ALL MINERAL RIGHTS AS RESERVED BY INSTRUMENT RECORDED OCTOBER 25, 1966 IN VOLUME M66 AT PAGE 11271, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
2. RESERVATIONS 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 STRUCTURE 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, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 19, 1972 IN VOLUME M72, PAGE 10581, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IMPOSED BY INSTRUMENT, RECORDED SEPTEMBER 19, 1972 IN VOLUME M72, PAGE 10585, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
5. EASEMENT AND RELEASE 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day
of Jan A.D., 19 81 at 1:42 o'clock P.M., and duly recorded in Vol. M95
of Deeds on Page 522
Bernetha G. Letsch - County Clerk
By Pauline Neulander

FILE \$35.00