

03-01-95/10:39 RCM  
After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. K-47604  
ESCROW NO. 27-22681  
TAX ACCT. NO. 141858  
MAP #2310-36D-2300

GRANTEE'S NAME AND ADDRESS:

DONALD A. DENMAN et ux \_\_\_\_\_  
HC 61 BOX 1231 \_\_\_\_\_  
LAPINE, OR 97739 \_\_\_\_\_

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

MICHAEL A. NEUMEIER, an individual Grantor,

conveys and warrants to:

DONALD A. DENMAN and PATRICIA DENMAN, husband and wife, 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 FREE 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 \$4,500.00. 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 21st day of February, 19 95.

GRANTOR(S):

Michael A. Neumeier  
MICHAEL A. NEUMEIER

MARYLAND  
STATE OF ~~DELEWARE~~ County of Baltimore ) ss.

This instrument was acknowledged before me on February 21, 19 95,  
by MICHAEL A. NEUMEIER.

Mary Ann Barbieri  
Notary Public for ~~DELEWARE~~ Maryland

My commission expires: 7/1/95

Lot 1 in Block 10 of 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:

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: "Reserving 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, including the terms and provisions thereof, as contained in the dedication and on the plat of Sun Forest Estates, Tract 1060.
5. Articles of Association of Sun Forest Estates 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.
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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 1st day  
of March A.D. 19 95 at 10:39 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 4546

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Darlene Millendor