

Title Order No. 119845-NFEscrow No. 119845-NF

After recording return to:

Wes Jones2803 NE CordataBend, OR 97701

Name, Address, Zip

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

Wes Jones2803 NE CordataBend, OR 97701

Name, Address, Zip

This space reserved for recorder's use

K-47614  
STATUTORY WARRANTY DEED

William Rossman, Grantor,

conveys and warrants to

Wes Jones, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 11, Block 9, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account/#2310-036C0-05300 Key No. R141590

This property is free from encumbrances, EXCEPT: Those shown on Exhibit "A" attached and made a part herein.

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 \$7,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 7th day of March, 19 95.William Rossman  
William RossmanSTATE OF OREGON, County of ClatsopThis instrument was acknowledged before me on March 7th, 95, by William Rossman

Notary Public for Oregon

My commission expires

8/24/98

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.

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.

. Reservations and restrictions in the dedication of Sun Forest Estates.

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.

. 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.

Easement, including the terms and provisions thereof, dated June 1, 1984, recorded August 22, 1984 in Volume M84 page 14501, Deed records of Klamath County, Oregon, in favor of Midstate Electric Cooperative, Inc., for electric transmission line.

.. Agreement, including the terms and provisions thereof, between Midstate Electric Cooperative, Inc., and William Rossman, dated July 25, 1986, recorded October 6, 1986 in Volume M86 page 18145, Deed records of Klamath County, Oregon, for electrical service.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 20th day  
of March A.D., 19 95 at 10:53 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 6092.

FEE \$35.00

By Bernetha G. Latsch County Clerk