

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

KEY TITLE NO: K-47868
ESCROW NO: 27-22934
TAX ACCT. NO: 142107
MAP NO:

GRANTEE'S NAME AND ADDRESS:

YDA SCHEFFER & ADRIANA BUER
P O BOX 2334
LAPINE, OR 97739

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6178
Bend, Oregon 97708

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HELEN W. JONES-BATEMAN Grantor,

conveys and warrants to:

YDA SCHEFFER and ADRIANA BUER, not as tenants in common, but with the right of
survivorship, 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 \$18,500.00 . 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 24th day of April, 1995.

GRANTOR(S):

Helen W. Jones-Bateman
HELEN W. JONES-BATEMAN

STATE OF OREGON, County of LUCA S) ss.

This instrument was acknowledged before me on April 24, 1995,
by HELEN W. JONES-BATEMAN

Roger A. Morr
Notary Public for ~~Oregon~~

My commission expires: _____

ROGER A. MORR - NOTARY
STATE OF OHIO
My Commission Expires 5-27-97

EXHIBIT "A"

LOT 6 IN BLOCK 11 SUN FOREST ESTATES, TRACT NO. 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 DATED SEPTEMBER 13, 1951 AND RECORDED OCTOBER 9, 1951, IN VOLUME 250 PAGE 282, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. MINERAL RIGHTS RESERVED IN DEED DATED OCTOBER, 1966, AND RECORDED OCTOBER 25, 1966 IN VOLUME M66 PAGE 11271, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. EASEMENT DATED JUNE 12, 1972 AND 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 ESTATES PROPERTY OWNERS DATED SEPTEMBER 7, 1972 AND 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 AND 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 the 9th day
of May A.D., 19 95 at 3:27 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 11988.

FEE
\$35.00

By Bernetha G. Detsch County Clerk
[Signature]