

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

KEY TITLE NO. K-47353  
ESCROW NO. 27-22415  
TAX ACCT. NO. R140494  
MAP #

GRANTEE'S NAME AND ADDRESS:

RAYMOND THOMASON JR.  
517 COTTONWOOD DR.  
SANTA ROSA, CA 95407

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

CLARENCE J. HICKS and MARILYN H. HICKS Grantor,

conveys and warrants to:

RAYMOND THOMASON JR. and RACHELLE HAYES, 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

SUBJECT TO:

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 \$2,500.00 . 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 28 day of November, 1994.

GRANTOR(S):

X Clarence J. Hicks  
CLARENCE J. HICKS

X Marilyn H. Hicks  
MARILYN H. HICKS

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by CLARENCE J. HICKS and MARILYN H. HICKS \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

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

00501

NOTARY PUBLIC  
STATE OF CALIFORNIA  
COMMISSION EXPIRES MAY 25, 1998

NOTARY PUBLIC - CALIFORNIA

16781

16781

GENERAL ACKNOWLEDGMENT

CHICAGO TITLE COMPANY

STATE OF CALIFORNIA }  
COUNTY OF SANTA CLARA } SS.

On NOVEMBER 28, 1994, before me, MARY ANN DICKERSON,  
a Notary Public in and for said County and State, personally appeared  
CLARENCE J HICKS AND MARILYN H HICKS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

(Notarial stamp or seal)

Mary Ann Dickerson  
Notary's Signature

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT

TITLE OR TYPE OF DOCUMENT WARRANTY DEED  
DATE OF DOCUMENT 11/28/94 NO. OF PAGES 2

LOT 18, BLOCK 5, 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 DATED SEPTEMBER 13, 1951 AND RECORDED OCTOBER 9, 1951 IN VOLUME 250, PAGE 282, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. EASEMENT DATED JUNE 12, 1972 AND RECORDED JUNE 30, 1972 IN VOLUME M72, PAGE 7124, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION AND ON THE PLAT OF SUN FOREST ESTATES, TRACT 1060.
4. 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.
5. 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 Company the 27th day  
of June A.D., 19 95 at 10:52 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 16780.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller