

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

KEY TITLE NO: K-48290
ESCROW NO: 27-23440
TAX ACCT. NO:
MAP NO: 2310 36C 1800

GRANTEE'S NAME AND ADDRESS:

JOHN B. WULLAERT ET AL
HC 61 BOX 1240
LAPINE, OR 97739

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JOSEPH C. SMITH and CAROL B. SMITH Grantor,

conveys and warrants to:

JOHN B. WULLAERT and ANGILA F. THOMASON, 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:

LOT 93 IN BLOCK 1 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. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. TRANSMISSION LINE EASEMENT DATED SEPTEMBER 13, 1951 AND RECORDED
OCTOBER 9, 1951 IN VOLUME 250, PAG 282, 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.

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 \$5,000.00 . 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 9th day of AUGUST, 1995.

GRANTOR(S):

X Joseph C. Smith
JOSEPH C. SMITH

Carol B. Smith
CAROL B. SMITH

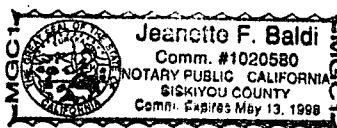
STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 1995,
by JOSEPH C. SMITH and CAROL B. SMITH

Notary Public for Oregon

My commission expires: _____

STATE OF CALIFORNIA

COUNTY OF Siskiyou

On AUGUST 9 1995 before me, JEANETTE F. BALDI, personally appeared JOSEPH C. SMITH & CAROL B. SMITH, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in 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(s) 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.

Jeanette F. Baldi
Notary public in and for said State.

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction.
Cowdery's Form No. 10G — ACKNOWLEDGMENT — General (Civil Code 1189(a)) (Revised 1/93)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 15th day of August A.D., 19 95 at 10:54 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 21627.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller