

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

KEY TITLE NO: K-48436
ESCROW NO: 27-23676
TAX ACCT. NO: 142287 & #878025
MAP NO:

GRANTEE'S NAME AND ADDRESS:

HARVEY L. SPEARS
PO BOX 34
RILEY, OR 97758

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6173
Bend, Oregon 97708

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DITINO M. MARTIN and LINDA M. MARTIN Grantor,

conveys and warrants to:

HARVEY L. SPEARS and J. ELLEN SPEARS, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOT 3 IN BLOCK 12 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. A POLICY OF TITLE INSURANCE DOES NOT INSURE MOBILE HOME OR THE
TITLE THERETO, UNLESS THE MOBILE HOME HAS BEEN DE-TITLED AND IS
PERMANENTLY AFFIXED TO THE LAND.
3. TRANSMISSION LINES EASEMENT DATED SEPTEMBER 13, 1951 AND RECORDED
OCTOBER 9, 1951 IN VOLUME 250 PAGE 282, DEED RECORDS OF KLAMATH
COUNTY, OREGON.
4. EASEMENT DATED JUNE 12, 1972 AND RECORDED JUNE 30, 1972 IN VOLUME
M72 PAGE 7124, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. RESERVATIONS AND RESTRICTIONS IN DEDICATION AND ON THE PLAT OF
SUN FOREST ESTATES, TRACT 1060.
6. 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.
7. 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 \$39,900.00 . 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 26 day of Sept., 1995.

GRANTOR(S):

✓ Ditino M. Martin
DITINO M. MARTIN

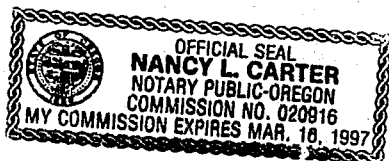
✓ Linda M. Martin
LINDA M. MARTIN

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on Sept 26, 1995,
by DITINO M. MARTIN and LINDA M. MARTIN

Nancy L. Carter
Notary Public for Oregon

My commission expires: Mar. 16, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 29th day
of Sept A.D., 19 95 at 1:20 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 26489.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
[Signature]