

10-12-95A11:07 RCVD

7477

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

KEY TITLE NO: K-48440
ESCROW NO: 27-23662
TAX ACCT. NO: 140403
MAP NO: 23-10-36-C0-6900

GRANTEE'S NAME AND ADDRESS:

JOHN WULLAERT ET UX
HC 61 BOX 1275
LAPINE, OR 97739

K-48440
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

WILLARD H. KERNEEN AND LINDA KERNEEN, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE
ENTIRETY Grantor,

conveys and warrants to:

JOHN WULLAERT and ANGILA WULLAERT, husband and wife, Grantee,

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

LOT 8 IN 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 : See attached Exhibit "A"

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. 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 29th day of September, 1995.

GRANTOR(S):

Willard H. Kerneen
WILLARD H. KERNEEN

Linda Kerneen
LINDA KERNEEN

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 09-29, 1995,
by WILLARD H. KERNEEN and LINDA KERNEEN

Karin Lea
Notary Public for Oregon

My commission expires: 05-05-96

EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. 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.
3. AGREEMENT FOR ELECTRIC SERVICE RECORDED SEPTEMBER 22, 1982 IN VOLUME M82 PAGE 12588, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. ELECTRIC LINE RIGHT OF WAY EASEMENT DATED AUGUST 24, 1982, RECORDED SEPTEMBER 22, 1982 IN VOLUME M82, PAGE 12592, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 12th day
of October A.D., 19 95 at 11:07 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 27491.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00