

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

KEY TITLE NO: K-48583  
ESCROW NO: 27-23842  
TAX ACCT. NO: 140751  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

RICHARD M. GRINDER  
41851 SE WILDCAT MT. DRIVE  
SANDY, OR 97055

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)

A. L. KOKEL and LINDA KOKEL, husband and wife Grantor,

conveys and warrants to:

RICHARD M. GRINDER, 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 \$5,235.00. 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 3 day of Nov., 1995.

GRANTOR(S):

A. L. Kokel  
A. L. KOKEL  
Linda Kokel  
LINDA KOKEL



STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on NOV 3, 1995,  
by A. L. KOKEL and LINDA KOKEL

Karin Lea  
Notary Public for Oregon

My commission expires: 05-05-96

## EXHIBIT "A"

LOT 20 IN BLOCK 6 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. TRANSMISSION LINE EASEMENT DATED SEPTEMBER 9, 1951 AND RECORDED SEPTEMBER 13, 1951 IN VOLUME 250, PAGE 282, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. EASEMENT DATED JUNE 21, 1972 AND RECORDED JUNE 30, 1972 IN VOLUME M72, PAGE 7124, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS IN 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.
6. TRUST DEED EXECUTED BY A.L. KOKEL AND LINDA KOKEL, HUSBAND AND WIFE AS GRANTORS; TO KEY TITLE COMPANY AS TRUSTEE; FOR LORNA J. COOLBROTH AS BENEFICIARY; DATED JULY 5, 1995 AND RECORDED JULY 7, 1995, IN VOLUME M95, PAGE 17660, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON; TO SECURE PAYMENT OF \$3,300.00. (WHICH HEREIN GRANTEE AGREES TO ASSUME AND PAY).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 14th day  
of November A.D., 19 95 at 3:34 o'clock 1 P. M., and duly recorded in Vol. M95  
of Deeds on Page 31068.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller