



K-48677

STATUTORY WARRANTY DEED

KEN R. BRAATEN, Trustee of the Ken R. Braaten Trust, dated March 24, 1994, an undivided one-half interest and ROSELLA A. BRAATEN, Trustee of the Rosella A. Grantor,
conveys and warrants to TROY D. WRIGHT

the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 4, Block 4, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax account no. 2310-036B0-11800 Key No. R139763

*Braaten Trust Dated March 24, 1994

This property is free of liens and encumbrances, EXCEPT: as set forth on the attached schedule, marked Exhibit A, by reference incorporated wholly herein.

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 \$ 38,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22nd day of Nov. 19 95

Ken R. Braaten
KEN R. BRAATEN, Trustee

Rosella A. Braaten
ROSELLA A. BRAATEN, Trustee

STATE OF OREGON
County of Deschutes } ss.

BE IT REMEMBERED, That on this 22nd day of Nov. 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KEN R. BRAATEN, Trustee and ROSELLA A. BRAATEN, Trustee

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Bonnie C. Wilkins
Notary Public for Oregon.
My Commission expires _____

Title Order No. K-48677
Escrow No. 9510937

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Troy D. Wright

HC 61, Box

Lapine, OR 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

Troy D. Wright

HC 61, Box

Lapine, OR 97739

Name, Address, Zip

EXHIBIT "A"

1. Transmission Line Easement, including the terms and provisions thereof in favor of the United States of America, recorded October 9, 1941, in Volume 250, page 282, Deed records of Klamath County, Oregon
2. Easement in favor of United States of America 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, including the terms and provisions thereof recorded September 10, 1972 in Volume M72, page 10581, Deed records of Klamath County, Oregon
5. Building and Use Restrictions for Sun Forest Estates 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 November A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 32271.

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By Annette Mueller