

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

KEY TITLE NO: K-48795  
ESCROW NO: 27-24251  
TAX ACCT. NO: 138853 & 27704  
MAP NO: 2310-36H-2200&175196

GRANTEE'S NAME AND ADDRESS:

KENNETH F. LISENBY  
8885 MCKENZIE HIGHWAY  
SPRINGFIELD, OR 97478

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

ROBERT M. O'DONNELL and ROSEMARIE O'DONNELL, as tenants by the entirety  
Grantor,

conveys and warrants to:

KENNETH F. LISENBY and MARIA LISENBY, husband and wife, Grantee,

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

LOT 40 IN BLOCK 1 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 \$38,000.00 . 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.

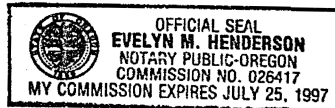
If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 30 day of January, 1996.

GRANTOR(S):

Robert M. O'Donnell  
ROBERT M. O'DONNELL

Rosemarie O'Donnell  
ROSEMARIE O'DONNELL



STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 1-30-, 1996,  
by ROBERT M. O'DONNELL and ROSEMARIE O'DONNELL

Evelyn M. Henderson  
Notary Public for Oregon

My commission expires: 7-25-97

## EXHIBIT "A"

1. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.
2. Transmission Line Easement, including the terms and provisions thereof, given by Estelle Berry aka Estelle M. Berry, a widow to the United States of America, dated September 1, 1951, recorded October 9, 1951, in Volume 250 page 282, Deed records of Klamath County, Oregon.
3. Easement, including the terms and provisions thereof, given by Jack C. Ecoff to United States of America, dated June 12, 1972, recorded June 30, 1972, in Volume M72 page 7142, Deed records of Klamath County, Oregon.
4. Reservations and restrictions in the dedication of Sun Forest Estates, Tract 1060, as follows: "...said plat subject to: A 25-foot building set back line along side street lines; a 16-foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission Line, as shown the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250 page 282 of the Klamath County Deed Records; additional restrictions provided in any recorded protective covenants."
5. Articles of Association of Sun Forest Estates Property Owners, including the terms and provisions thereof, dated September 7, 1972, 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, 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 the 6th day  
of Feb A.D., 19 96 at 1:46 o'clock P M., and duly recorded in Vol. M96,  
of Deeds on Page 3534

FEE \$35.00

By *Estelle Berry* Bernetha G. Leach, County Clerk