

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

96 MAR -6 P1:34: K-48840  
ESCROW NO: 27-24312  
TAX ACCT. NO:  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

JOHN C. SCHIFANO  
P O BOX 1952  
LAPINE, OR 97739

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

MARY K. SCHIFANO, an individual Grantor,

conveys and warrants to:

JOHN C. SCHIFANO and JULIE SCHIFANO, husband and wife, 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 \$18,157.83 . 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 4 day of March, 1996.

GRANTOR(S):

Mary K. Schifano  
MARY K. SCHIFANO

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on 3-4-, 1996,  
by MARY K. SCHIFANO

Martha E Hendry  
Notary Public for Oregon

My commission expires: 7-8-99



## EXHIBIT "A"

LOT 124, BLOCK 1 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK,  
KLAMATH COUNTY, OREGON

## SUBJECT TO:

1. MINERAL RIGHTS RESERVED IN DEED DATED OCTOBER 1966, AND RECORDED  
OCTOBER 25, 1966, IN VOLUME M-66 ON PAGE 11271, DEED RECORDS OF  
KLAMATH COUNTY, OREGON.
2. RESERVATIONS AND RESTRICTIONS IN DEDICATION AND ON THE PLAT OF SUN  
FOREST ESTATES.
3. ARTICLES OF ASSOCIATION OF SUN FOREST ESTATES PROPERTY OWNERS  
DATED SEPTEMBER 7, 1972 AND RECORDED SEPTEMBER 10, 1972, IN  
VOLUME M-72 ON PAGE 10581, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. BUILDING AND USE RESTRICTIONS FOR SUN FOREST ESTATES DATED MAY 8,  
1972 AND RECORDED SEPTEMBER 10, 1972 ON PAGE 10585, DEED RECORDS  
OF KLAMATH COUNTY, OREGON.
5. PUBLIC EASEMENT DATED MARCH 9, 1973 AND RECORDED SEPTEMBER 10,  
1973 IN VOLUME M-73 ON PAGE 12179, DEED RECORDS OF KLAMATH  
COUNTY, OREGON.
6. EASEMENT FOR ELECTRIC TRANSMISSION LINE DATED AUGUST 7, 1981 AND  
RECORDED SEPTEMBER 22, 1981 IN M-81 ON PAGE 16900, RECORDS OF  
KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 6th day  
of March A.D., 19 96 at 1:34 o'clock P. M. and duly recorded in Vol. M96  
of Deeds on Page 6164

Bernetha G. Letsch, County Clerk

FEE \$30.00

By C. Russell