

15739

Vol. M96 Page 9082

After recording return to:
HELEN L. DANKER

LA PINE, OR 97739

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

TITLE ORDER NO. K-48975
KEY ESCROW NO: 27-24432

TAX ACCT. NO: 140537
MAP NO: 23-10-36-C0-07500

¹⁵⁻⁴⁸⁹⁷⁵
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DEBRA D. DANAHER, an individual Grantor,
conveys and warrants to:

HELEN L. DANKER, an individual, 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 \$48,000.00. 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 3 day of 27, 1996.

GRANTOR(S):

DEBRA D. DANAHER

STATE OF OREGON, County of Clatsop) ss.

This instrument was acknowledged before me on March 27, 1996,
by DEBRA D. DANAHER

Notary Public for Oregon

My commission expires: 6/20/99



EXHIBIT "A"

Lot 14 in Block 5, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

1. 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 13, 1951, recorded October 9, 1951, in Volume 250 page 282, Deed records of Klamath County, Oregon.
2. 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.
3. 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 the front of all lots and a 20-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 on the annexed map, is subject to all restrictions and rights as recorded in Volume 250 page 282 Deed records of Klamath County, Oregon, additional restrictions provided in any recorded protective covenants."
4. 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.
5. 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 Company the 1st day
of April A.D., 19 96 at 2:56 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 9082

FEE \$35.00

By Bernetha G. Lensch County Clerk
[Signature]