

20223

Vol. 96 Page 18476

After recording return to:

GARY R. WADE

PO BOX 332

La Pine, OR 97739

TITLE ORDER NO. K-49397

KEY ESCROW NO: 27-24821

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

GARY R. WADE

PO Box 332

La Pine, OR 97739

TAX ACCT. NO: 140528 567158

MAP NO: 2310-36C-7600 M91598

K 49397
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

BARNEY J. BUSE and FLORELLA J. BUSE, as tenants by the entirety Grantor,
conveys and warrants to:

GARY R. WADE and SHARON K. WADE, husband and wife, Grantee,

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

Lot 15 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.

SUBJECT TO:

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, 1952, 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 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, 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.
6. Electric Line Right of Way Easement, including the terms and provisions thereof, executed by Barney J. Buse to Midstate Electric Cooperative, Inc., a cooperative, dated July 22, 1991, recorded August 7, 1991, in volume M91 page 15488, Deed records of Klamath County, Oregon.

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 \$28,000.00. 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/whole of the (indicate which) consideration.

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

Dated this 19 day of June, 1996.

GRANTOR(S):

96 JUN 21 AM 11:18

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Barney J. Buse
BARNEY J. BUSE

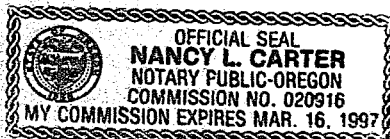
Florella J. Buse
FLORELLA J. BUSE

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on June 19, 1996,
by BARNEY J. BUSE and FLORELLA J. BUSE

Nancy L. Carter
Notary Public for Oregon

My commission expires: Mar 16, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 21st day
of June A.D. 19 96 at 11:18 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 18476

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Swall