

20464

Vol 196 Page 19011

After recording return to:

WILLIAM A. BERNARD

4120 FRANCIS AVE N.

SEATTLE, WA 98103

TITLE: ORDER NO. K-49360

KEY SCROW NO: 27-24765

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

TAX ACCT. NO: 23-10-36-C0-01100

MAP NO: 140341

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

GREEN TREE FINANCIAL CORPORATION, A CORPORATION. Grantor,

conveys and warrants to:

WILLIAM A. BERNARD and BETTY J. BERNARD, husband and wife, Grantees,

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

LOT 86 IN BLOCK 1 OF 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 \$54,900.00. 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 20 day of June, 1996.

GRANTOR(S):

GREENTREE FINANCIAL CORPORATION

By: [Signature]

CORPORATE OFFICER

BY:

STATE OF MINNESOTA County of: Ramsey

) ss.

This instrument was acknowledged before me on June 20, 1996 by BY: as CORPORATE OFFICER, of GREENTREE FINANCIAL CORPORATION

Notary Public for Oregon, Minnesota

My Commission Expires: 1-31-00

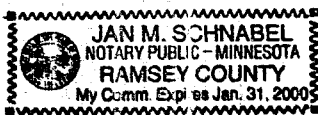


EXHIBIT "A"

1. Transmission line easement, including the terms and provisions thereof, given by Estelle Berry aka Estelle M. Berry, a widow to the United State 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 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 26th day
of June A.D., 1996 at 11:38 o'clock AM., and duly recorded in Vol. M96
of on Page 19011

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]