



STATUTORY WARRANTY DEED

JAMES G. JIMENEZ AND THOMAS G. JIMENEZ AND JOYCE J. SEGOVIA AND MARIANA G. HELLETT
conveys and warrants to CHRISTINE E. PRICE

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 30 IN BLOCK 1 OF TRACT NO. 1060 SUN FOREST ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

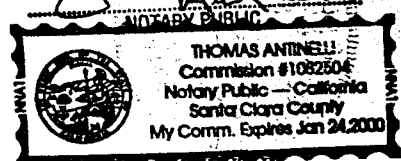
TAX ACCOUNT NO. 2310-36B-1200

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

THESE ARE THE SURVIVING HEIRS OF MARGARET JIMENEZ.

This property is free of liens and encumbrances, EXCEPT:

SUBSCRIBED AND SWORN TO BEFORE ME
JOYCE J. SEGOVIA AND THOMAS G. JIMENEZ
THIS 27th DAY OF June, 1996



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 \$ 4,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of June, 1996

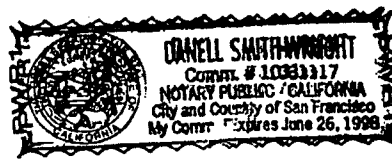
James G. Jimenez
JAMES G. JIMENEZ
Joyce J. Segovia
JOYCE J. SEGOVIA
STATE OF OREGON / CALIFORNIA
County of San Francisco } ss.

Thomas G. Jimenez
THOMAS G. JIMENEZ
Mariana G. Hellett
MARIANA G. HELLETT

BE IT REMEMBERED, That on this 19th day of June, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James G. Jimenez

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he James G. Jimenez executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Danell Smith Wright
Notary Public for Oregon-California
My Commission expires June 26, 1998
Robert J. Scallan
Notary, Avonelles, Louisiana
Commission expires at death.

Title Order No. _____
Escrow No. 9640223

After recording return to:
CHRISTINE E. PRICE
P.O. BOX 122
MEHAMA, OR 97384
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address.
CHRISTINE E. PRICE
P.O. BOX 122
MEHAMA, OR 97384
Name, Address, Zip

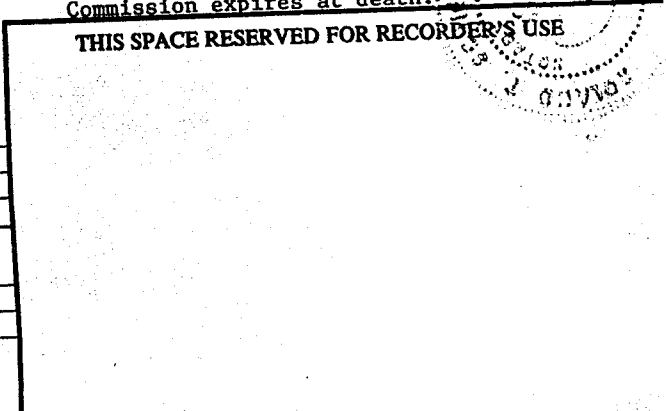


EXHIBIT "A"

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

20624

No. 5907

State of California

County of Santa Clara

On June 28, 1996 before me

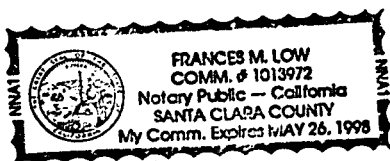
personally appeared Marianne J. Mellett

Frances M. Low, Notary Public
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Frances M. Low
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day
of July A.D., 19 96 at 2:47 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20622

FEE \$40.00

Bernetha G. Letsch, County Clerk

By Cheryl Swann