

'96 SEP 20 P1:01

After recording return to:

RICHARD J. CARLTON77812 Quaglia LaneCOTTAGE GROVE, OR 97424

TITLE ORDER NO. K-49784

KEY ESCROW NO: 27-25232

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

TAX ACCT. NO: R141778 & R141769

MAP NO: 2310036C005800 &5900

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)ALAN D. CLENDENIN AND MARY CLENDENIN ALSO KNOWN AS MARY J. CLENDENIN AS TENANTS
BY THE ENTIRETY Grantor,

conveys and warrants to:

RICHARD J. CARLTON and ARDELLE C. CARLTON, 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 \$78,500.00 . 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 14 day of Sept., 1996.

GRANTOR(S):

Alan D. Clendenin

ALAN D. CLENDENIN

M. Clendenin

MARY J. CLENDENIN

STATE OF OREGON, County of Deschutes) ss.This instrument was acknowledged before me on 9/14/96, 1996,
by ALAN D. CLENDENIN and MARY J. CLENDENINCarol D. Raebel

Notary Public for Oregon

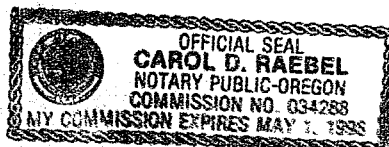
My commission expires: 5-1-98

EXHIBIT "A"

Lots 9 and 10, Block 10, of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Taxes for 1996-97 are now a lien but not yet payable.
2. 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.
3. 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.
4. Reservations and restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1060.
5. 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.
6. 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.
7. Electric Line Right of Way Easement, including the terms and provisions thereof, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated March 8, 1982, recorded August 23, 1982 in Volume M82 page 10893, Deed records of Klamath County, Oregon. (Affects Lot 10)
8. Electric Line Right of Way Easement, including the terms and provisions thereof, to Midstate Electric Cooperative, Inc., a cooperative, dated January 8, 1991, recorded May 21, 1991 in Volume M91 page 9583, Deed records of Klamath County, Oregon. (Affects Lot 9)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 20th day
of September A.D. 19 96 at 1:01 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 29863.

FEE \$35.00

Bernetha G. Lett County Clerk

By Kathleen Ross