

Title Order No. K-49906  
Escrow No. 124161-NF

96 NOV -7 A11:00

This space reserved for recorder's use

After recording return to:

Roy Arnold /Bonnie Arnold

HC 61 Box 1264

LaPine, OR 97739

Name, Address, Zip

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

Roy Arnold /Bonnie Arnold

HC 61 Box 1264

LaPine, OR 97739

Name, Address, Zip

## STATUTORY WARRANTY DEED

Roy T. Baxter and Melba N. Baxter, husband and wife, Grantor,  
conveys and warrants to  
Roy Arnold and Bonnie Arnold, husband and wife, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein situated in KLAMATH county, OREGON, to wit:

Lots 3, 4, and 5 in Block 2 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.

Tax Lot No: 2310-36B-9500 Lot 3

Tax Lot No: 2310-36B-9400 Lot 4

Tax Lot No: 2310-36B-9300 Lot 5

This property is free from encumbrances, EXCEPT: See Attached Exhibit "A" made a part herein.

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 \$18,000.00.

(Here comply with the requirements of ORS 93.030)

Dated this 5th day of November, 19 96.

Roy T. Baxter  
Roy T. Baxter

Melba N. Baxter  
Melba N. Baxter

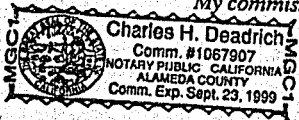
STATE OF CALIFORNIA County ALAMEDA

) ss.

This instrument was acknowledged before me on November, 96,  
by ROY T. BAXTER AND MELBA N. BAXTER

Notary Public for California

My commission expires

Sept. 23, 1999

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.

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.

Reservations and Restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1060.

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.

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 7th day  
of November A.D., 19 96 at 11:00 o'clock A.M., and duly recorded in Vol. M96,  
of Deeds on Page 35210.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen Rose