

47698

97 OCT 28 P3:20

Vol. 147 Page 35534

After recording return to:

LYLE IRONS281 RAINBOW PLAZAREEDSPORT, OR 97467

TITLE ORDER NO: K-51465

KEY ESCROW NO: 41-1187

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

DITINO M. MARTIN and LINDA M. MARTIN, husband and wife Grantor,

conveys and warrants to:

LYLE IRONS and ELEANOR A. IRONS, 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

Tax Account No: 142198

Map No: 23-10-36-D0-09500

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 \$6,500.00. 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.

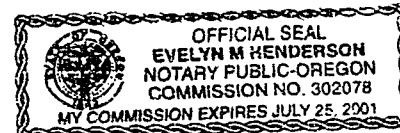
If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 21 day of OCTOBER, 1997.

GRANTOR(S):

Ditino M. Martin  
DITINO M. MARTIN

Linda M. Martin  
LINDA M. MARTIN

STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on OCTOBER 21, 1997,  
by DITINO M. MARTIN and LINDA M. MARTIN

Evelyn M. Henderson  
Notary Public for Oregon

My commission expires: 7-25-97

## EXHIBIT "A"

Lot 15 in Block 11 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.

## SUBJECT TO:

1. Taxes for the fiscal year 1997-98 a lien not yet payable.
2. Transmission line easement created by instrument, including the terms and provisions thereof;  
 Dated : September 13, 1951  
 Recorded : October 9, 1951, in Volume 250 page 282, Deed records of Klamath County, Oregon  
 Between : Estelle Berry aka Estelle M. Berry, a widow to the United States of America
3. Mineral Rights, including the terms and provisions thereof,  
 Dated : October 1966  
 Recorded : October 25, 1966, in Volume M66 page 11271, Deed records of Klamath County, Oregon  
 From : Delbert Hale and Margaret Hale, husband and wife  
 To : Harold G. Phillips and Martha C. Phillips, husband and wife  
 "Reserving all mineral rights to be held jointly,  $\frac{3}{4}$  by Delbert Hale and  $\frac{1}{4}$  by E. Carlyle Smith".
4. An easement reserved in a deed, including the terms and provisions thereof;  
 Dated : June 12, 1972  
 Recorded : June 30, 1972, in Volume M72 page 7124, Deed records of Klamath County, Oregon  
 From : Jack G. Ecoff  
 To : United States of America
5. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument in the dedication and on the plat of Sun Forest Estates, Tract 1060.
6. 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
7. Building and Use Restrictions for Sun Forest Estates, including the terms and provisions thereof,  
 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 \_\_\_\_\_ 28th \_\_\_\_\_ day  
 of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 97 at 3:20 o'clock \_\_\_\_\_ P. M., and duly recorded in Vol. \_\_\_\_\_ M97  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 35534.

FEE \$35.00

By \_\_\_\_\_ Bernetha G. Letsch, County Clerk  
*Kathleen Ross*