

52481

Vol. 1798 Page 3172

After recording return to:

ROY CONWAY KROKER

P.O. BOX 1076

AUMSVILLE, OR 97325

98 FEB -2 AM 124

TITLE ORDER NO: K-51914

KEY ESCROW NO: 41-1328

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

SUN COUNTRY LAND INC., AN ESTATE IN FEE SIMPLE Grantor,

conveys and warrants to:

ROY CONWAY KROKER and DONNA M. KROKER, 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: 142143

Map No: 2310-36D-9000

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 \$6,300.00. 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.

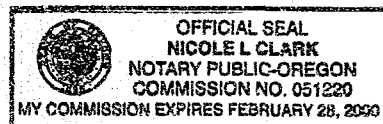
Dated this 30th day of January, 1998.

GRANTOR(S):

SUN COUNTRY LAND, INC.

BY: Wayne Roan

WAYNE ROAN, PRESIDENT

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on _____, 1998,
by SUN COUNTRY LAND, INC.

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

EXHIBIT "A"

Lot 10 in Block 11 Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Transmission Line Easement, 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
 From : Estelle Berry aka Estelle M. Berry, a widow
 To : The United States of America
2. Mineral rights, including the terms and provisions thereof,
 Dated : October, 1966
 Recorded : October 26, 1966, in Volume M66 page 11271, Deed records of Klamath County, Oregon
 From : Delbert Hale and Margaret Hale, husband and wife and E. Carlyle Smith and Phillips M. Smith, husband and wife
 To : Harold G. Phillips and Martha C. Phillips, husband and wife
 as follows : "reserving all mineral rights to be held jointly, ¾ by Delbert Hale and ¼ by E. Carlyle Smith."
3. An easement created by instrument, 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
 Favor of : United States of America
4. 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.
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, 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 First American Title the 2nd day
 of February A.D. 19 98 at 11:24 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 3172.

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Kathleen R. Loo