TITLE ORDER NO: K-51899 KEY ESCROW NO: 41-1322

After recording return to 96 FEB -3 All 12 PO BOX 497

TURNER OR 97739

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

SAME AS ABOVE

WARRANTY DEND -- STATUTORY FORM (INDIVIDUAL OF CORPORATION)

SUN COUNTRY LAND, INC. Grantor,

conveys and warrants to:

JIM C. SCHIFFERER and JOYCE L. SCHIFFERER, 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 HERBOF BY THIS REFERENCE

Tax Account No: R142624

Map No: 2310-36D0-13000

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 ACQUISING 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 LIMSUITS 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 and

day of February 1598

GRANTOR (S):

SUN COUNTRY LAND, BY:

WAYNE KOAN, PRESIDENT

OFFICIAL SEAL NICOLE L CLARK NOTARY PUBLIC-OREGON COMMISSION NO. 051220 MY COMMISSION EXPIRES FEBRUARY 28, 201

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on 2/2
SUN COUNTRY LAND, INC. by Wayne Roam, Brewdent

Mese Le

My commission expires: 2/28/2000

Recorded Colober 9, 1951 in Volume 250, page 282, Dest records of Klamath County, Oregon Favor of United States of America For Inflied States of America For Colober 25, 1966 in Volume M35, page 11271, Deed records of Klamath County, Oregon Debtor Hale and Margaret Hale, and E. Cartyle Smith and Phillis M. Smith To Harold G. Phillips and Martha C. Phillips 3. An easument created by instrument, including the terms and provisions thereof. Recorded June 30, 1972 in Volume M72, page 7124, Deed records of Klamath County, Oregon For United States of America For Inflied States of America For Exercise States of America For Exercise States of America For Exercise States Froperty Owners, as set forth in Dectaration For Segulations and Assessments of Sun Forest Estates Property Owners, as set forth in Dectaration For Segulations and Assessments of Sun Forest Estates Property Owners, as set forth in Dectaration For September 10, 1972 in Volume M72, page 10581, Deed records of Klamath County, Oregon 6. Dectaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handidap, familial status or national origin, imposed by instrument Recorded For Forest States of Property Owners, as set forth in Dectaration Forest States of Records of Klamath County, Oregon DISCRIPTION OF PROPERTY Lot 13, Block 13, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof ori file in the office of the County Clerk of Klamath County, Oregon February AD. 1998 at 11:12 o'clock A.M., and tally recorded in Vol. 1998 February AD. 1998 at 11:12 o'clock A.M., and tally recorded in Vol. 1998 February AD. 1998 at 11:12 o'clock A.M., and tally recorded in Vol. 1998 February AD. 1998 at 11:12 o'clock A.M., and tally recorded in Vol. 1998 February AD. 1998 at 11:12 o'clock A.M. B. M. B. P.	1. An easem	ient created by instrument, including the terms and provisions thereof;
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