

52547

After recording return to 98 FEB -5 AM 12

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

JIM C. SCHIFFERER
PO BOX 497
TURNER, OR 97739

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. Grantor,

conveys and warrants to:

JIM C. SCHIFFERER and JOYCE L. SCHIFFERER, husband and wife, Grantees,

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: 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 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.

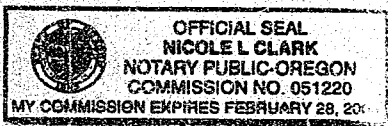
The true consideration for this conveyance is \$6,500.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

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

Dated this 2nd day of February, 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 2/2, 1998, by SUN COUNTRY LAND, INC. by Wayne Roan, President

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

EXHIBIT "A"

- 1. An easement created by instrument, including the terms and provisions thereof;
 Recorded : October 9, 1951 in Volume 250, page 282, Deed records of Klamath County, Oregon
 Favor of : United States of America
 For : transmission line

- 2. Mineral reservation as contained in Deed
 Recorded : October 25, 1966 in Volume M66, page 11271, Deed records of Klamath County, Oregon
 From : Delbert Hale and Margaret Hale, and E. Carlisle Smith and Phillis M. Smith
 To : Harold G. Phillips and Martha C. Phillips

- 3. An easement created by instrument, including the terms and provisions thereof;
 Recorded : June 30, 1972 in Volume M72, page 7124, Deed records of Klamath County, Oregon
 Favor of : United States of America
 For : transmission line

- 4. Restrictions shown on the recorded plat and contained in the dedication of Sun Forest Estates, Tract 1060.

- 5. Regulations and Assessments of Sun Forest Estates Property Owners, as set forth in Declaration
 Recorded : September 10, 1972 in Volume M72, page 10581, Deed records of Klamath County, Oregon

- 6. 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
 Recorded : September 10, 1972 in Volume M72, page 10585, Deed records of Klamath County, Oregon

DESCRIPTION OF PROPERTY

Lot 13, Block 13, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 3rd day of February A.D., 1998 at 11:12 o'clock A.M., and duly recorded in Vol. M98 of Deeds on Page 3305

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Korbin Ross