

52548

Vol 1098 Page 3307

After recording return to: 98 FEB -3 AM:13

JAMES P. WEIGEL

TITLE ORDER NO: K-51913

3601 CHERRY AVENUE N.

KEY ESCROW NO: 41-1327

KEISER, OR 97303

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:

JAMES P. WEIGEL and TERRIE N. WEIGEL, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No: 142303

Map No: 2310-35D-10300

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.

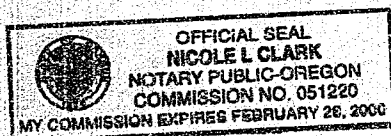
The true consideration for this conveyance is \$6,995.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

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, PRESIDENTSTATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on _____ 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"

Lot 5 in Block 12 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. 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
3. 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.
4. Articles of Association of Sun Forest Estate 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
5. Building and Use Restrictions for Sun Forest Estates, including the terms and provisions thereof,
 Dated : May 6, 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 3rd day
 of February A.D., 19 98 at 11:13 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 3307.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]