

52716

Vol. 1198 Page 3688

After recording return to: 98 FEB -5 P3:03

TITLE ORDER NO: K-51830
KEY ESCROW NO: 10-19388JACK A. FORTNER529 NW 4TH STREETCORVALLIS, OR 97330Until a change is requested tax statements
shall be sent to the following address:SAME AS ABOVEWARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

PAUL N. BIVENS and MARGUERITE A. BIVENS, husband and wife Grantor,

conveys and warrants to:

JACK A. FORTNER and GRETCHEN L. FORTNER, husband and wife and CLAY C. SHEPARD
and DOROTHY J. SHEPARD, 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: 139727
Tax Account No: 140127Map No: 2310-16B-12400
Map No: 2310-16B-12500THIS 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 \$17,000.00. 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 4th day of February, 1998.

GRANTEE(S):

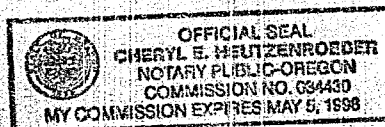
Paul N. Bivens
PAUL N. BIVENSMarguerite A. Bivens
MARGUERITE A. BIVENSSTATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on 2/4, 1998,
by PAUL N. BIVENS and MARGUERITE A. BIVENSCheryl E. Heitzenroeder
Notary Public for OregonMy commission expires: 5-5-98

EXHIBIT "A"

Lots 10 and 11 in Block 4 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. Easement, including the terms and provisions thereof,

Dated: June 23, 1972
 Recorded: June 30, 1972, in Volume M72 page 7124, Deed records of Klamath County, Oregon
 From: Jack C. Ecoff
 To: United States of America

3. 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

4. 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 5th day
 of February A.D. 1998 at 3:03 o'clock P. M., and duly recorded in Vol. M98
Deeds on Page 3688
 By Bernetha G. Letsch, County Clerk
 FEE \$35.00