

53052

Vol. 1112 Page 4576

After recording return to:

KELLY BRYAN McDERMOTT

4265 GLENN ROAD STREET N.E.

SALEM, OR 97301-1957

98 FEB 12 AM 11:13

TITLE ORDER NO: K-51936

KEY ESCROW NO: 41-1326

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:

KELLY BRYAN McDERMOTT and MARY E. McDERMOTT, 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: 139852

Map No: 2310-36DO-1700

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.

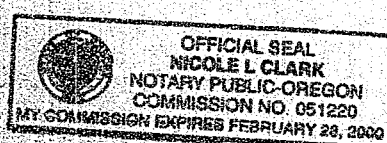
The true consideration for this conveyance is \$6,595.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

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

Dated this 11th 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.

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

EXHIBIT "A"

Lot 17 in Block 1 of Sun Forest Estates, according to the official plat thereof on file in this office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes for the year 1997-98:

Tax Amount : \$47.29
 Unpaid Balance : \$47.29, plus interest, if any.
 Code No. : 248
 Account No. : 2310-36D0-1700
 Key No. : 139852.

2. Transmission line easement, including the terms and provisions thereof.

Dated : September 13, 1951
 Recorded : October 9, 1951, in Volume 260 page 282, Deed records of Klamath County, Oregon
 From : Estelle Berry, aka Estelle M. Berry, a widow
 To : United States of America.

3. Mineral rights reserved in deed 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, dated October __, 1966, recorded October 25, 1966, in Volume M66 page 11271, Deed records of Klamath County, Oregon, as follows: "Reserving all mineral rights to be held jointly, ¼ by Delbert Hale and ¼ by E. Carlyle Smith"

4. Easement, 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
 From : Jack C. Ecoff
 To : United States of America.

5. Reservations and restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1060.

6. 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.

7. Building and Use Restrictions for Sun Forest Estates, 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 12th day
 of February A.D., 19 98 at 11:13 o'clock A.M., and duly recorded in Vol. M98
 of Deeds on Page 4576.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed