

53398

Vol. 1198 Page 5383

After recording return to:

STANLEY HAYDENP.O. BOX 3301ALBANY, OR 97326

'98 FEB 19 P 3:06

TITLE ORDER NO: K-51966

KEY ESCROW NO: 41-1334

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

PAOLO FREDIANI, an individual Grantor,

conveys and warrants to:

STANLEY HAYDEN, an individual, 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: 139228

Map No: 23-10-36-B0-10000

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 \$6,000.00 . 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 17TH day of FEBRUARY, 1998.

GRANTOR(S):

Paolo Frediani

PAOLO FREDIANI

STATE OF NEW YORK, County of NEW YORK) ss.

This instrument was acknowledged before me on FEBRUARY 17, 1998,
by PAOLO FREDIANI

Clifford B. Schuster My commission expires: _____
Notary Public for ~~Oregon~~ NEW YORK

CLIFFORD B. SCHUSTER
Notary Public, State of New York
No. 41-4702884
Qualified in Queens County
Commission Expires Aug. 10, 1999

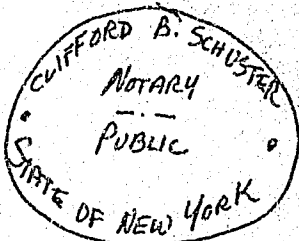


EXHIBIT "A"

Lot 27 in Block 2, Sun Forest Estates, Tract 1060, 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 262, Deed records of Klamath County, Oregon
From : Estelle Berry, aka Estelle M. Berry, a widow
To : United States of America
2. 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
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 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.
5. 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 19th day
of February A.D., 19 98 at 3:06 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 5383

FEE \$35.00

By Bernetha G. Leisch County Clerk