

54063

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Vol. 1798 Page 7012

After recording return to:

SALLY S. HUNTER

P.O. BOX 821

BAKER CITY, OR 97814

TITLE ORDER NO: K-52049

KEY ESCROW NO: 41-1375

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LAWRENCE L. HOBWOOD and LOUISE L. HOBWOOD, husband and wife Grantor,

conveys and warrants to:

SALLY S. HUNTER, 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: 142036

Map No: 23-10-36-D0-08000

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 \$12,000.00 . 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 27th day of February, 1998.

GRANTOR(S):

Lawrence L. Hobwood

LAWRENCE L. HOBWOOD

Louise L. Hobwood

LOUISE L. HOBWOOD

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on February 27, 1998,
by LAWRENCE L. HOBWOOD and LOUISE L. HOBWOOD

Cheryl E. Neutze
Notary Public for Oregon

My commission expires: May 5, 1998

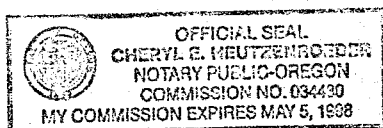


EXHIBIT A

149
 Lot ~~133~~ Block 1, 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 the exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following

1. 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 Margeret Hale, and E. Carlyle Smith and Phillis M. Smith
 To : Harold G. Phillips and Martha C. Phillips

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
 For : transmission line

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

4. 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

5. 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 4th day
 of March A.D., 19 98 at 1:06 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 7012.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross