



54320

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## STATUTORY WARRANTY DEED

K-51964

JOHN A. CALDWELL II and KENNA A. CALDWELL, as tenants in common

conveys and warrants to RICHARD L. DAVIS

Grantor,

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

Grantee,

Lot 25 in Block 1 Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2310-36B-700 Key No. 139852

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A" ATTACHED

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 \$ 5,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of March 19 98

John A. Caldwell II  
JOHN A. CALDWELL II

Kenna A. Caldwell  
KENNA A. CALDWELL

Tennessee  
STATE OF ~~OREGON~~  
County of Knox } ss.

BE IT REMEMBERED, That on this 4th day of March 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John A. Caldwell II and Kenna A. Caldwell

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that They executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission expires

Richard L. Baker  
Notary Public for Oregon  
RICHARD L. BAKER  
Notary Public, Knox Co., TN  
My Comm. Expires Jan. 2, 2001

Title Order No. \_\_\_\_\_

Escrow No. 9840044

After recording return to:

RICHARD L. DAVIS

P O BOX 840

LAPINE, OR 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

RICHARD L. DAVIS

P O BOX 840

LAPINE, OR 97739

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

## 2. 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 : United State of America

## 3. 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

## 4. Reservations and restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1050.

## 5. 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

## 6. 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 9th day  
 of March A.D., 19 98 at 1:11 o'clock P.M., and duly recorded in Vol. M98,  
 of Deeds on Page 7529.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen R. Ross