

55280

Vol. 148 Page 9709

After recording return to:

JOHN M. WEATHERS

3255 STARR COURT

SALEM, OR 97303

98 MAR 26 AM 10:06

TITLE ORDER NO: K-52039

KEY ESCROW NO: 41-1383

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

SAME AS ABOVE

K-52039  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL OR CORPORATION)

SUN COUNTRY LAND, INC., an Oregon Corporation Grantor,

conveys and warrants to:

JOHN M. WEATHERS and DIANA L. WEATHERS, 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: 141420

Map No: 2310-36C-4600

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 \$6,995.00. 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.

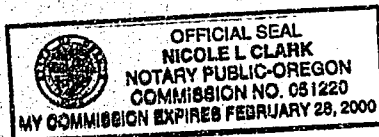
Dated this 25 day of March, 1998.

GRANTOR(S):

SUN COUNTRY LAND, INC.

BY: Wayne Roan

WAYNE ROAN, PRESIDENT

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on 3/25, 1998,  
by SUN COUNTRY LAND, INC.

Nicole L. Clark  
Notary Public for OregonMy commission expires: 2/28/2000

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## EXHIBIT "A"

Lot 11 in Block 8 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 THE FOLLOWING EXCEPTIONS:

1. Mineral rights, including the terms and provisions thereof,  
 Dated : October, 1966  
 Recorded : October 25, 1966, in Volume M66 page 11271, Deed records of Klamath County, Oregon  
 From : Delbert Hale and Margaret Hale, husband and wife, E. Carlyle Smith and Phillis M. Smith, husband and wife  
 To : Harold G. Phillips and Martha C. Phillips, husband and wife  
 "Reserving all mineral rights to be held jointly,  $\frac{1}{4}$  by Delbert Hale and  $\frac{1}{4}$  by E. Carlyle Smith"
2. An easement reserved in a deed, including the terms and provisions thereof;  
 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. Covenants, 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 26th day  
 of March A.D., 19 98 at 11:06 o'clock A. M., and duly recorded in Vol. M98  
 of Deeds on Page 9709

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Kathleen Ross