

56698

Vol. 1798 Page 13070

After recording return to: '98 APR 20 P3:08

RUSSELL W. GEDDES SR.

PO BOX 684

DETROIT, OR 97342

TITLE ORDER NO: K-52199

KEY ESCROW NO: 41-1472

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

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

YDA SCHEFFER, an individual Grantor,

conveys and warrants to:

RUSSELL W. GEDDES SR. and TERRA E. GEDDES, husband and wife, Grantee,

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

Lot 6 in Block 11, SUN FOREST ESTATES, TRACT NO. 1060, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO THE ATTACHED EXCEPTIONS ( SEE EXHIBIT "A")

Tax Account No: 142107

Map No: 23-10-036-D0-08600

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.

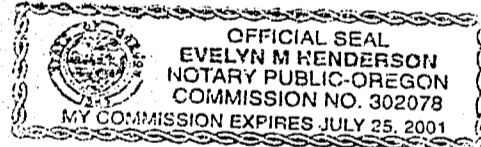
The true consideration for this conveyance is \$15,500.00 . However, if  
the actual consideration consists of or includes other property or other  
value given or promised, such other property or value was part of the/the  
whole of the (indicate which) consideration.

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

Dated this 17 day of APRIL, 1998.

GRANTOR(S):

Yda Scheffer  
YDA SCHEFFER



STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on APRIL 17, 1998,  
by YDA SCHEFFER

Evelyn M. Henderson My commission expires: 7-25-01  
Notary Public for Oregon

## EXHIBIT "A"

13071

1. An easement created by instrument, including the terms and provisions thereof;  
Recorded : October 9, 1951 in Volume 250, page 282, Deed records of Klamath County, Oregon  
Favor of : United States of America  
For : transmission line
2. 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 Margaret Hale & Carlyle Smith and Phillis M. Smith  
To : Harold G. Phillips and Martha C. Phillips  
As follows : "Reserving all mineral rights to be held jointly, ¾ by Delbert Hale and ¼ by E. Carlyle Smith."
3. 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
4. Restrictions shown on the recorded plat and contained in the dedication of Sun Forest Estates, Tract 1060.
5. 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
6. 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 20th day  
of April A.D., 19 98 at 3:08 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 13070.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross