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98 MAY 12 P2:46
X-32344Vol. 1198 Page 16125

STATUTORY WARRANTY DEED

SUN COUNTRY LAND, INC.,

conveys and warrants to RODNEY L. RAMSEY and DIANA M. RAMSEY, husband and wife, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 15, Block 9, Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

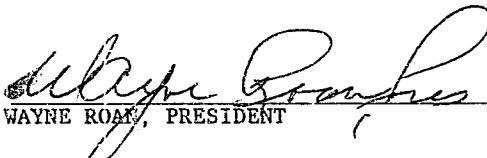
Tax Account No. 2310-36D-3800

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.

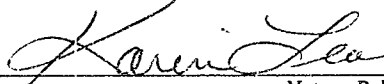
The true consideration for this conveyance is \$ 7,995.00 (Here comply with the requirements of ORS 93.030)Dated this 11 day of May 19 98

SUN COUNTRY LAND, INC.


WAYNE ROAN, PRESIDENTSTATE OF OREGON
County of DESCHUTES } ss.

On this 11th day of May, 19 98, before me appeared WAYNE ROAN
and both to me personally
known, who being duly sworn, did say that he, the said WAYNE ROAN
is the PRESIDENT ~~President~~, and ~~he~~, the said _____
~~is the~~ Secretary of SUN COUNTRY LAND, INC.
the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and
that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and
WAYNE ROAN ~~and~~ _____ acknowledge
said instrument to be the free act and deed of said Corporation.

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



Notary Public for Oregon.

My Commission expires DECEMBER 12, 2001
5-5-2000

Title Order No. _____

Escrow No. 9840187

After recording return to:

RODNEY L. RAMSEY341 CEDAR STR.LYONS, OR 97358

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:RODNEY L. RAMSEY341 CEDAR STR.LYONS, OR 97358

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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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 and E. Carlyle Smith and Phillis M. Smith, husband and wife
To : Harold G. Phillips and Martha C. Phillips, husband and wife
as follows : "reserving all mineral rights to be held jointly, $\frac{3}{4}$ by Delbert Hale and $\frac{1}{4}$ by E. Carlyle Smith."
2. 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.
3. 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
4. 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 12th day
of May A.D., 19 98 at 2:46 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 16125.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross