

After recording return to: '98 JUN 26 P2:08 TITLE ORDER NO: K-52367  
 SUSAN WHITCOMB KEY ESCROW NO: 41-1565  
 7405 LOWER RIDGE RD.  
 EVERETT, WA 98203-4922

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

WARRANTY DEED -- STATUTORY FORM  
 (INDIVIDUAL or CORPORATION)

MICHELE D'ELICIO and SANDRA J. D'ELICIO, husband and wife Grantor,

conveys and warrants to:

SUSAN WHITCOMB, an individual, Grantee,

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

SEE ATTACHED EXHIBIT A HERETO AND MADE A PART OF

Tax Account No: 142410

Map No: 23-10-36-11400

Tax Account No: 142429

Map No: 23-10-36-11500

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 \$14,000.00. 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 5 day of June, 1998.

GRANTOR(S):

Michele D'Elcio  
 MICHELE D'ELICIO

Sandra J. D'Elcio  
 SANDRA J. D'ELICIO

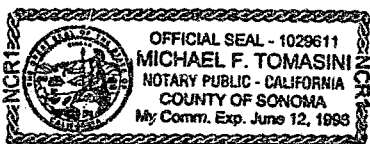
CALIFORNIA  
 STATE OF ~~OREGON~~, County of SONOMA) ss.

This instrument was acknowledged before me on JUNE 5, 1998,  
 by MICHELE D'ELICIO and SANDRA J. D'ELICIO

Michael F. Tomasini  
 Notary Public for ~~Oregon~~

CALIFORNIA

My commission expires: 6-12-98



## EXHIBIT A

Lots 16 and 17 in Block 12 of 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 exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

3. 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 : The United States of America

4. Mineral reservation as contained in Deed

Dated : October, 1966  
 Recorded : October 25, 1966, in Volume M68 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  
 Follows : "Reserving all mineral rights to be held jointly,  $\frac{1}{4}$  by Delbert Hale and  $\frac{1}{4}$  by E. Carlyle Smith."

5. An 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 : The United States of America

6. Reservations and Restrictions in the Dedication and on the plat of Sun Forest Estates, Tract 1060.

7. 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

8. Building and Use Restrictions for Sun Forest Estates, 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 June A.D., 19 98 at 2:08 o'clock P M., and duly recorded in Vol. M98  
 of Deeds on Page 22501

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Brown