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'98 JUL -6 AM 11:08 Vol. 1198 Page 23682

STATUTORY WARRANTY DEED

ROGER D. GLASPY AND SHAUNA GLASPY, as tenants by the entirety

conveys and warrants to GLENN E. PANCE, Grantor,

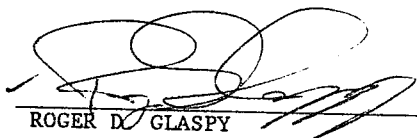
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

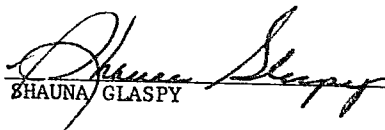
Lot 17 in Block 13 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Lot # 2310 36D 13400

This property is free of liens and encumbrances, EXCEPT: as more particularly described on the attached Exhibit "A".

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 \$ 7,000.00 (Here comply with the requirements of ORS 93.030)Dated this 26th day of June 19 98

ROGER D. GLASPY

SHAUNA GLASPY

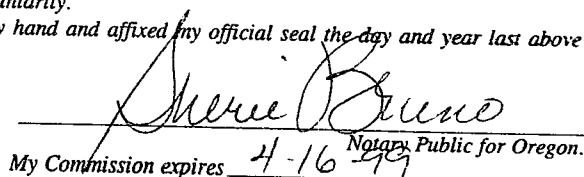
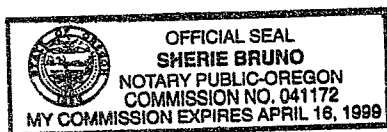
STATE OF OREGON

County of Marion } ss.

BE IT REMEMBERED, That on this 26th day of June 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROGER D. GLASPY and SHAUNA GLASPY

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 4-16-99 Notary Public for Oregon.Title Order No. K-52594Escrow No. 9840303

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GLENN E. PANCE

17000 BURGESS RD.

LA PINE, OR 97739

Name, Address, Zip

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

SAME AS ABOVE ADDRESS

Name, Address, Zip

1. 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
2. Mineral rights, including the terms and provisions thereof, reserved in Deed
 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."
3. An easement created by instrument, 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. 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.
5. Articles of Association of Sun Forrest Estate 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 6th day
 of July A.D., 19 98 at 11:08 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 23682

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose