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98 JUL 23 P3:24

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STATUTORY WARRANTY DEED

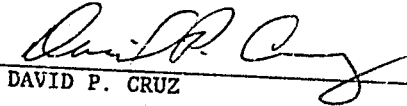
DAVID P. CRUZ

conveys and warrants to LEO A. GUMZ and VICKI GUMZ, husband and wife, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Lot 19, Block 4 of SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Grantee,

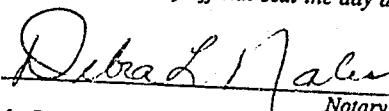
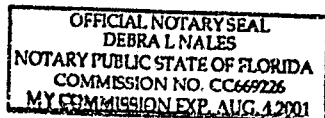
Tax Account No. 23109-03600-00400

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 \$ 7,900.00 (Here comply with the requirements of ORS 93.030)Dated this 21st day of July 19 98
DAVID P. CRUZSTATE OF ~~OREGON~~ FLORIDA
County of Pasco } ss.BE IT REMEMBERED, That on this 21st day of July 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DAVID P. CRUZ *****known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE 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 _____ Notary Public for ~~OREGON~~ FLORIDA

ID Produced: FL Drivers License

Title Order No. K-52686
Escrow No. 9840329

After recording return to:

LEO A. GUMZ144824 GRACWOOD PLACELAPINE, OR 97739

Name, Address, Zip

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

LEO A. GUMZ144824 GRACWOOD PLACELAPINE, OR 97739

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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EXHIBIT "A"

27052

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. Restrictions shown on the recorded plat and contained in the dedication of Sun Forest Estates.
3. Regulations and Assessments of Sun Forest Estates Property Owners Association, as set forth in Declaration
Recorded : September 10, 1972 in Volume M72, page 10581, Deed records of Klamath County, Oregon
4. 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
Executed by : Sun Forest Estates
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 23rd day
of July A.D., 19 98 at 3:24 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 27051.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose