

After recording return to:

JIM GAUB

9 AUG 17 13:06

TITLE ORDER NO: K-52787

P.O. BOX 284

KEY ESCROW NO: 41-1798

LAPINE, OR 97739

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JESSIE M. THOMPSON, who acquired title as JESSIE M. SAVAGE, an estate in fee simple Grantor,

conveys and warrants to:

JIM GAUB and JANESE GAUB, husband and wife, Grantee,

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

Lot 16 in Block 8, 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 FOLLOWING EXCEPTIONS: See attached Exhibit "A"

Tax Account No: 141377

Map No: 2310-36D-4800

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 \$5,000.00. 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 12th day of AUGUST, 1998.

GRANTOR(S):

Jessie M. Thompson
JESSIE M. THOMPSON

STATE OF CALIFORNIA County of Alameda) ss.

This instrument was acknowledged before me on AUGUST 12, 1998,
by JESSIE M. THOMPSON

Julia Peterson
Notary Public for Oregon CALIFORNIA

My commission expires: JANUARY 21, 2002

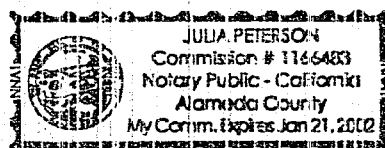


EXHIBIT "A"

30259

1. Taxes for the fiscal year 1998-99 a lien not yet payable.

2. 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, 3/4 by Delbert Hale and 1/4 by E. Carlyle Smith."

Note: The mineral interest reserved or excepted above have not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

3. 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.

4. 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

5. 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 17th day
of August A.D., 19 98 at 2:06 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 30258

FEE \$35.00

By Bertha G. Letsch, County Clerk
Kathleen Rose