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STATUTORY WARRANTY DEED

SUN COUNTRY LAND, INC.

conveys and warrants to CHARLENE L. EASON, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 3, Block 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County of Klamath County, Oregon

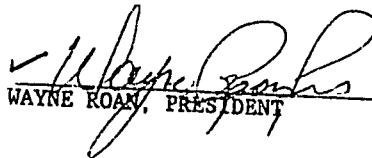
Tax Lot No.: 2310 36DC 3300

This property is free of liens and encumbrances, EXCEPT: 1998-99 taxes, a lien not yet payable, for additional exceptions see 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 \$ 14,830.00 (Here comply with the requirements of ORS 93.030)Dated this 8 day of Sept. 1998

SUN COUNTRY LAND, INC.


WAYNE ROAN, PRESIDENT

STATE OF OREGON


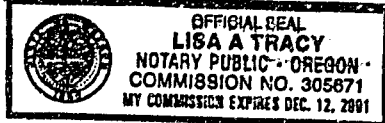
County of DESCHUTES } ss.On this 10th day of September, 1998, before me appeared WAYNE ROAN

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, 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 written.


My Commission expires 12-12-01 Notary Public for Oregon.Title Order No. K-52898Escrow No. 9840443After recording return to:
CHARLENE L. EASON4137 FISHER RD NE #28SALEN, OR 97305

Name, Address, Zip

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

CHARLENE L. EASON4137 FISHER RD NE #28SALEN, OR 97305

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

- 2. An easement created by instrument, including the terms and provisions thereof;
Recorded : October 9, 1951 in Volume 280, page 282, Deed records of Klamath County, Oregon
Favor of : United States of America
For : transmission line
Affects : W 1/4 W 1/4 Sec. 36
- 3. Mineral reservation as contained in Deed
Recorded : October 25, 1968 in Volume M68, page 11271, Deed records of Klamath County, Oregon
From : Delbert Hale et al
To : Harold G. Phillips & Martha C. Phillips
- 4. An easement created by instrument, including the terms and provisions thereof;
Recorded : June 30, 1972 in Volume M72, page 7124, Deed records of Klamath County, Oregon
Favor of : United States of America
For : transmission line
Affects : W 1/4 W 1/4 Sec. 36
- 5. Restrictions shown on the recorded plat and contained in the dedication of Sun Forest Estates, Tract 1060.
- 6. Regulations and Assessments of Sun Forest Estates Property Owners, as set forth in Declaration
Recorded : September 10, 1972 in Volume M72, page 10581, Deed records of Klamath County, Oregon
- 7. 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
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 14th day
of September A.D., 19 98 at 11:11 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 33734

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Rose