

66811


Vol. 198 Page 35071

After recording return to: 98 SEP 24 AM 1:40
JUNE E. WALLACE
P.O. BOX 300
CANEY, OR 97013

TITLE ORDER NO: K-52971
KEY ESCROW NO: 41-1940

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

 GEORGE LANDEN, an individual Grantor,

conveys and warrants to:

JUNE E. WALLACE, and JACK V. FOX, not as tenants in common but with rights
~~of survivorship~~ of survivorship

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

Lot 19 in Block 7, Tract 1060-Sun Forest Estates, 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 EXHIBIT "A" ATTACHED HERETO)

Tax Account No: 141019

Map No: 2310-36C-11900

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.

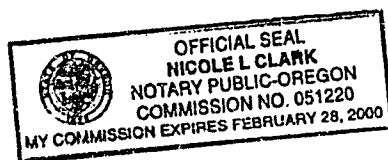
The true consideration for this conveyance is \$8,750.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 23rd day of September, 1998.

GRANTOR(S):

George Landen
GEORGE LANDEN



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 9/23, 1998,
by GEORGE LANDEN

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. 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 : Estello Berry aka Estelle M. Berry, a widow
 To : the United States of America
3. 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.
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
6. Public Easement, including the terms and provisions thereof, dated March 9, 1973, recorded September 10, 1973, in Volume M73 page 12179, Deed records of Klamath County, Oregon, described as follows: "A strip of land in Tract 1060, Sun Forest Estates, a duly recorded subdivision, situated in Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being 60 feet in width, 30 feet on each side of, measured at right angles to the following centerline: Beginning at the Westerly right of way line of Lanewood Drive; thence Southwesterly along the lot line common to Lots 64 and 65, Block 1 of said Tract 1060, Sun Forest Estates to the Westerly line of said Tract 1060, Sun Forest Estates."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 24th day
 of September A.D., 19 98 at 11:40 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 35071.

FEE \$35.00

By Bernetha G. Letsch County Clerk