

67759

After recording return to:
 Jim Woock
 1885 E Nobhill SE
 Salem, Oregon 97302

98 OCT 12 P2:47

Vol. 1792 Page 37409

Title Order No. k-53048
 Key Escrow No. 9-1442

Return tax statements to:
 Jim Woock
 1885 E Nobhill SE
 Salem, Oregon 97302

Tax Account No. 2310-03680-01000
 Map No.

WARRANTY DEED
 (INDIVIDUAL or CORPORATION)

Alan F. Detrick, an estate in fee simple, Grantor

conveys and warrants to:

Jim Woock, an estate in fee simple, Grantee

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 20.930.

The true consideration for this conveyance is \$8,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value is part of the whole consideration (indicate which).

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

Dated this 9 day of October, 1998

GRANTOR(S):

Alan F. Detrick

STATE OF Oregon, County of Marion) ss.

Detrick

This instrument was acknowledged before me on this the 9 day of October, 1998 by Alan F.

Rhonda M. Parent
 Notary Public for Oregon
 My Commission Expires: 1/27/1999

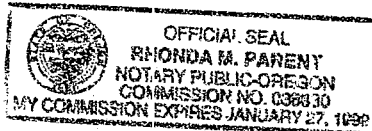


EXHIBIT "A"

Lot 28, in Block 1, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. An easement created by instrument, including the terms and provisions thereof; recorded October 9, 1951, in Volume 250, Page 282, Deed Records of Klamath County, Oregon, favor of United States of America, for transmission line.
3. 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.
4. Restrictions shown on the recorded plat and contained in the dedication of Tract No. 1060, Sun Forest Estates.
5. Regulations and Assessments of Sun Forest Estate Property Owners, as set forth in Declaration recorded September 10, 1972 in Volume M72, page 10581, Deed records of Klamath County, Oregon.
6. 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 12th day
of October A.D., 19 98 at 2:47 o'clock P. M. and duly recorded in Vol. M98
of Deeds on Page 37409

FEE \$35.00

By Bernetha G. Leisch County Clerk
Kathleen K. Ross