

After recording return to:
BRADLEY DUANE HANSEN
216 WINDEMERE ST. SE
ADAMSVILLE, OR 97326

96 OCT 16 P2:18

TITLE ORDER NO: K-53015
 KEY ESCROW NO: 41-1965

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

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL OR CORPORATION)

TRACY B. SHEER, an individual Grantor,

conveys and warrants to:

BRADLEY DUANE HANSEN, an individual, 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

Tax Account No: 141536

Map No: 231C-36D-3600

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 \$6,500.00. 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 9 day of October, 1998.

GRANTOR(S):

Tracy B. Sheer
 TRACY B. SHEER

STATE OF OREGON, County of FULTON

This instrument was acknowledged before me on OCT 9, 1998,
 by TRACY B. SHEER

[Signature]
 Notary Public for Oregon
OREGON

My commission expires June 11, 2001
 Notary Public, Guinn County, Georgia

EXHIBIT A:

Lot 17 in Block 9 Sun Forest Estates, Tract 1060, 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 are not yet payable.

2. Mineral Rights reserved in Deed, including the terms and provisions thereof,

Dated : October, 1986

Recorded : October 25, 1986 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, $\frac{1}{4}$ by Delbert Hale and $\frac{1}{4}$ by E. Carlyle Smith"

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

3. Reservations and Restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1060.

4. Articles of Association of Sun Forest Estate 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 16th day
of October A.D., 19 98 at 2:18 o'clock PM, and duly recorded in Vol. M98
of Deeds on Page 38005

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Ross