

After recording return to: 98 U 30 P3 04
JIM J. GAUB
PO BOX 2814
LA PINE, OR 97739

TITLE ORDER NO: K-53145
KEY ESCROW NO: 41-2041

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

VERNON K. ROBERTS and BETTY A. ROBERTS, as tenants in common Grantor,
conveys and warrants to:

JIM J. GAUB and JANESE M. GAUB, husband and wife, 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: R138844

Map No: 2310-036B0-02100

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 \$6,900.00. 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 26 day of Oct, 1998.

GRANTOR(S):

Vernon K. Roberts
VERNON K. ROBERTS

Betty A. Roberts
BETTY A. ROBERTS

CALIFORNIA
STATE OF ~~OREGON~~, County of MENDOCINO) ss.

This instrument was acknowledged before me on October 26, 1998,
by VERNON K. ROBERTS and BETTY A. ROBERTS

Judy B. Brooks
Notary Public for ~~Oregon~~ CALIFORNIA

My commission expires: 3-31-99

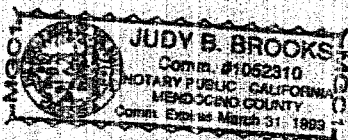


EXHIBIT A:

Lot 39, Block 1, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Restrictions shown on the recorded plat and contained in the dedication of Tract 1060, Sun Forest Estates.
2. Regulations and Assessments of Sun Forest Estates Property Owners Association, as set forth in Declaration Recorded : September 10, 1972 in Volume M72, page 10581, Deed records of Klamath County, Oregon
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 Executed by : Sun Forest Estates
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 30th day
of October A.D., 19 98 at 3:04 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 39921

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk