

68977

After recording return to: 98 NOV -2 P3.30
 JIMMY J. GAUB
 PO BOX 2814
 LA PINE, OR 97739

Vol. 198 Page 40141
 TITLE ORDER NO: K-53169
 KEY ESCROW NO: 41-2028

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

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL OR CORPORATION)

GARY S. MICKLE, an individual Grantor,

conveys and warrants to:

JIMMY J. GAUB and JANESE M. GAUB, husband and wife, Grantee,

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

Lots 35 and 36, Block One of Sun Forest Estates, Tract 1060, according to
 the official plat thereof on file in the office of the County Clerk,
 Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. Restrictions and reservations in the Dedication and on the Plat of
 Sun Forest Estates, Tract 1060.
3. 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 M-72 on page 10581, Deed Records
 of Klamath County, Oregon.
4. Building and Use Restrictions for sun Forest Estates, dated May 8,
 1972, recorded September 10, 1972, in Volume M-72 on page 10585, Deed
 Records of Klamath County, Oregon.

Tax Account No: 139175
 Tax Account No: 139166

Map No: 2310-36B-1700
 Map No: 2310-36B-1800

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 \$11,000.00. 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 28 day of October, 1998.

GRANTOR(S):

Gary S. Mickle
 GARY S. MICKLE

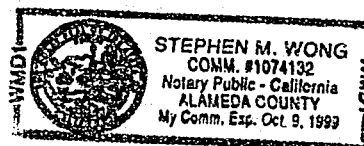
California
 STATE OF OREGON, County of Alameda

This instrument was acknowledged before me on Oct-28, 1998,
 by GARY S. MICKLE

40142

Stephen M. Wong
Notary Public for ~~Oregon~~
California

My commission expires: Oct. 9, 1999



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 2nd day
of November A.D., 19 98 at 3:30 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 40141.

FEE \$35.00

By Bernetha G. Letsch, County Clerk