

70292

After recording return to: '98 NOV 23 P1:30
JIMMY J. GAUB
P.O. BOX 2814
LAPINE, OR 97739

Vol 1798 Page 42841
TITLE ORDER NO: K-52788
KEY ESCROW NO: 41-1797

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MARILYN J. WADE, 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXCEPTIONS

Tax Account No: 140699

Map No: 2310-36C-8600

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 \$6,000.00. 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 17 day of NOVEMBER, 1998.

GRANTOR(S):

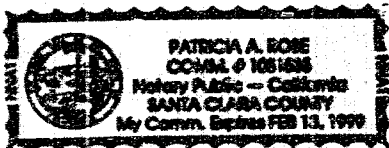
Marilyn J. Wade
MARILYN J. WADE

California
STATE OF OREGON, County of Santa Clara) ss.
TR

This instrument was acknowledged before me on November 17, 1998,
by MARILYN J. WADE

Patricia A. Rose
Notary Public for Oregon/California

My commission expires: February 13, 1999



Lot 6 in Block 6 Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. 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 : Estelle Berry aka Estelle M. Berry, a widow
To : the United States of America
2. 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.
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 M72 page 10581, Deed Records of Klamath County, Oregon
4. 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 Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 23rd day
of November A.D., 19 98 at 1:30 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 42841.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross