

72595

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After recording return to: 39 JAN -6 P3:13

TITLE ORDER NO: K-52411
KEY ESCROW NO: 41-1587

JIMMY J. GAUB

PO BOX 2914

LA PINE, OR 97739

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

TIMOTHY G. HEVENER, an individual Grantor,

conveys and warrants to:

JIMMY J. GAUB and JANNESSE 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: 140449

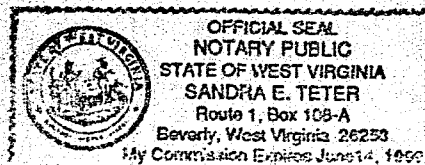
Map No: 2310-36C-6500

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 \$7,500.00. 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 4 day of January, 1998

GRANTOR(S):

TIMOTHY G. HEVENER



STATE OF OREGON, County of Randolph) ss.

This instrument was acknowledged before me on Jan 4, 1998
by as, of TIMOTHY G. HEVENERSandra E. Teter
Notary Public for Oregon WV

My Commission Expires: June 14, 1999

EXHIBIT A

Lot 4, Block 5 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 exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

1. Reservations and Restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1060.
2. 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 page 10581, Deed Records of Klamath County, Oregon.
3. 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.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 6th day
of January A.D., 1999 at 3:13 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 394

FEE \$35.00

Linda Smith, County Clerk

By Kathleen Ross