

77261

99 MAR 31 P3:37

Vol 1199 Page 11554

After recording return to:

ROBERT A. MRVICH

PO BOX 654

BROWNSVILLE, OR 97327

TITLE ORDER NO: 47653

KEY ESCROW NO: 40-0744

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

THOMAS G. SCOTT and BERNARD F. RIESTERER, as tenants in common Grantor,  
conveys and warrants to:

ROBERT A. MRVICH, Grantee,

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

Lot 18 in Block 7, SUN FOREST ESTATES according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

SEE ATTACHED EXHIBIT "A" FOR REMAINING EXCEPTIONS

Tax Account No: 2310 035C0 11 Map No:

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 \$8,000.00. 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/whole  
of the (indicate which) consideration.

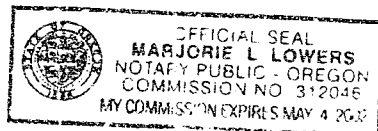
If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 26<sup>th</sup> day of March, 1999.

GRANTOR(S):

Thomas G. Scott  
THOMAS G. SCOTT

Bernard F. Riesterer  
BERNARD F. RIESTERER

STATE OF OREGON, County of Marion ss.

This instrument was acknowledged before me on March 26, 1999.  
by THOMAS G. SCOTT and BERNARD F. RIESTERER

Marjorie L. Lowers  
Notary Public for Oregon

My commission expires: May 4, 2002

## EXHIBIT "A"

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by the public records.
- b. Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims
- b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- c. Water rights, claims or title to water: whether or not the matters excepted under (a), (b), or (c) are shown by public records
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber.

7. Restrictions as contained in plat dedication, to wit:

"Subject to: a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street line; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any plantings or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map, is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

8. Rules, regulations, levies and assessments, of the Sun Forest Estates Property Owners Association as contained in instrument;

Recorded: September 19, 1972

Volume: M72, page 10581, Microfilm Records of Klamath County, Oregon

9. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON - COUNTY OF KLAMATH

Filed for record at request of AMERITITLE

of MARCH

A.D. 1999 at 3:37

of DEEDS

o'clock

P. M. and duly recorded in Vol. M99

on Page 11555

Linda Smith, County Clerk

FEE 35.00

by Kathleen Price