

After recording return to:

EDMUND G SHELENY  
145039 GRACEWOOD PLACE  
LAPINE, OR 97739

TITLE ORDER NO: K-53840  
KEY ESCROW NO: 67-30998

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

Vol M99 Page 13678

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

MIKE P. GOLEMAN Grantor,

conveys and warrants to:

EDMUND G SHELENY and BETTY SHELENY, husband and wife, Grantee,

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

LOT 25 IN BLOCK 4 OF SUN FOREST ESTATES TRACT 1060, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON

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  
GIVEN BY: ESTELLE BERRY AKA ESTELLE M. BERRY, A WIDOW TO THE UNITED  
STATES OF AMERICA
2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
DATED : JUNE 12, 1972  
RECORDED: JUNE 30, 1972, IN VOLUME M72 PAGE 7124, DEED RECORDS OF  
KLAMATH COUNTY, OREGON  
GIVEN BY: JACK C. ECOFF  
TO : UNITED STATES OF AMERICA
3. RESERVATIONS AND RESTRICTIONS IN DEDICATION AND ON PLAT OF SUN FOREST  
ESTATES, TRACT 1060.
4. ARTICLES OF ASSOCIATION OF SUN FOREST ESTATES PROPERTY OWNERS,  
INCLUDING THE TERMS AND PROVISIONS THEREOF,  
DATED : SEPTEMBER 7, 1972  
RECORDED: SEPTEMBER 10, 1972 IN VOLUME M72 PAGE 10561, DEED RECORDS OF
5. 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  
OF KLAMATH COUNTY, OREGON

Tax Account No: 139996

Map No: 2310-36V-13600

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 \$74,900.00. 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.

13679

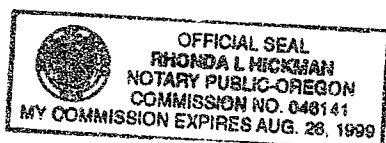
Dated this 6th day of April, 1999.

GRANTOR(S):

Mike P. Goleman  
 MIKE P. GOLEMAN

STATE OF OREGON, County of DESCHUTES ss.This instrument was acknowledged before me on April 6, 1999,  
 by MIKE P. GOLEMAN

Rhonda L. Hickman  
 Notary Public for Oregon

My commission expires: 8-26-99

STATE OF OREGON: COUNTY OF KLAMATH. ss.

Filed for record at request of First American Title the 15th day  
 of April A.D., 1999 at 11:06 o'clock A. M. and duly recorded in Vol. M99  
 of Deeds on Page 13678

Linda Smith, County Clerk

FEE \$35.00

By Linda Smith