

After recording return to:

GLEN T. CLEVENGER11623 ALDERWOOD DRIVELAPINE, OR 97739

TITLE ORDER NO: K-53988

KEY ESCROW NO: 67-31278

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

ROY G. ARNOLD Grantor,

conveys and warrants to:

GLEN T. CLEVENGER and HELEN L. DANKER, not as tenants in common, but with the  
right of survivorship, Grantee,

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

## LEGAL DESCRIPTION IS AS FOLLOWS:

LOT 88 IN BLOCK 1 OF TRACT 1060, SUN FOREST ESTATES, 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. AN EASEMENT RECORDED ON OCTOBER 9, 1951 IN VOLUME 250, PAGE 282,  
DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. AN EASEMENT RECORDED ON JUNE 30, 1972 IN VOLUME M72, PAGE 7124,  
DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESTRICTIONS SHOWN ON THE RECORDED PLAT AND CONTAINED IN THE  
DEDICATION OF TRACT 1060, SUN FOREST ESTATES.
4. REGULATIONS AND ASSESSMENTS OF SUN FOREST ESTATES PROPERTY  
OWNERS ASSOCIATION, AS SET FORTH IN DECLARATION RECORDED ON  
SEPTEMBER 10, 1972 IN VOLUME M72, PAGE 10581, DEED RECORDS OF  
KLAMATH COUNTY, OREGON.
5. DECLARATION OF CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS  
AND PROVISIONS THEREOF RECORDED ON SEPTEMBER 10, 1972 IN  
VOLUME M72, PAGE 10585, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Tax Account No: 2310-036C0-01 Map No: R140591

Tax Account No: M-231881 Map No: M880291

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 \$64,000.00. 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 19 day of May, 1999.

GRANTOR(S):

Roy G. Arnold  
ROY G. ARNOLD

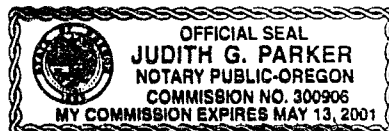
20465

STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on May 19th, 1999,  
by ROY G. ARNOLD

Judith G. Parker  
Notary Public for Oregon

My commission expires: May 13, 2001



State of Oregon, County of Klamath  
Recorded 5/24/99, at 11:18 a.m.  
In Vol. M99 Page 20464  
Linda Smith, County Clerk  
Fee \$ 35 -

Linda Smith