

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

WILLIAM AND GLENDA HEDGE
37067 S. WILHART ROAD
MOLALLA, OR 97035

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1999 OCT 15 PM 2:50

MAIL TAX STATEMENTS TO:

WILLIAM AND GLENDA HEDGE
37067 S. WILHART ROAD
MOLALLA, OR 97035

ORDER NO.: 991400227

K-54627

STATUTORY WARRANTY DEED

JIM GAUB AND JANESE GAUB, HUSBAND AND WIFE

GRANTOR, conveys and warrants to

WILLIAM HEDGE AND GLENDA L. HEDGE, HUSBAND AND WIFE

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in **KLAMATH** County, Oregon, to wit:

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

This property is free from encumbrances, EXCEPT:

SEE "EXCEPTIONS" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$6,500.00
(Here comply with the requirements of ORS 93.030)

Tax ID #:

Serial #: R141377

Dated: October 05, 1999

JIM GAUB

JANESE GAUB

STATE OF OREGON

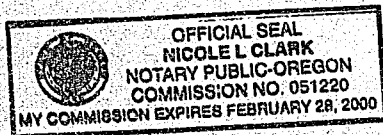
}

} ss.

COUNTY OF DESCHUTES

}

This instrument was acknowledged before me on 10/13/99
by JIM GAUB JANESE GAUB



Nicole L. Clark
Notary Public in and for the State of OREGON

My commission expires: 2/28/2000

LEGAL DESCRIPTION:

Lot 16 in Block 8, 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. Taxes for the fiscal year 1999-2000 a lien not yet payable.

2. Mineral Rights, including the terms and provisions thereof,

Dated : October, 1886

Recorded : October 25, 1966, in Volume M66 page 11271, Deed records of Klamath County, Oregon

From : Delbert Hale and Margaret Hale, husband and wife, and E. Carlyle Smith and Phillis M. Smith, husband and wife

To : Harold G. Phillips and Martha C. Phillips, husband and wife

as follows : "...reserving all mineral rights to be held jointly, ¾ by Delbert Hale and ¼ by E. Carlyle Smith."

Note: The mineral interest reserved or excepted above have not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

3. Declaration of 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.

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 10581, Deed records of Klamath County, Oregon

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

State of Oregon, County of Klamath

Recorded 10/15/99, at 2:50 p.m.

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Linda Smith,

County Clerk

Fee \$ 35.00