

When Recorded Return To:

Jim Tinker  
Sandy Tinker

1999 OCT 22 PM 3:31

Vol M99 Page 42359

Account Reference:

#82707

MTC 49490

### STATUTORY WARRANTY DEED

THE GRANTOR John J. Schifano and Mary K. Schifano, husband and wife,

for and in consideration of fulfillment of real estate contract, in hand paid, conveys and warrants to Jim Tinker and Sandy Tinker, THE GRANTEE, the following described real estate, situated in the County of Klamath, State of Oregon

Lot 123, Block 1, TRACT NO. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 20, 1993, and recorded on November 29, 1993, in volume M93, page 31372, records of Klamath County Oregon, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. This deed is further given subject to those encumbrances, easements, restrictions and reservations described in, referred to or contemplated by the terms of said real estate contract.

"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."

DATED: this 25 day of Aug., 1994.

John J. Schifano

John J. Schifano

Mary K. Schifano

Mary K. Schifano

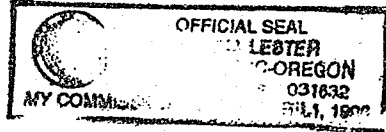
STATE OF Oregon

County of Deschutes

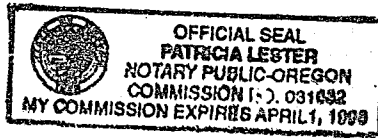
) ss.

On this day personally appeared before me, John J. Schifano and Mary K. Schifano to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that we signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of Aug, 1994.



Notary Public in and for the State of Oregon  
Residing at P.O. Box 536 LaPine  
My commission expires: 4-1-98



State of Oregon, County of Klamath  
Recorded 10/22/99, at 3:31 p.m.  
In Vol. M99 Page 42359  
Linda Smith,  
County Clerk Fee\$ 30.00