

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

DAVID T. MCALISTER
GENERAL DELIVERY
LA PINE OR 97739

1999 OCT 28 AM 11:16

Vol M99 Page 43070

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

ORDER NO.: 991400218

K-54593

STATUTORY WARRANTY DEED

JEANNE L. RENLI AN INDIVIDUAL

GRANTOR, conveys and warrants to

DAVID T. MCALISTER AN INDIVIDUAL

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in Deschutes 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 \$66,000.00
(Here comply with the requirements of ORS 93.030)

Tax ID #: 2310036D 05300

Serial #: R141313

Dated: October 22, 1999


JEANNE L. RENLI

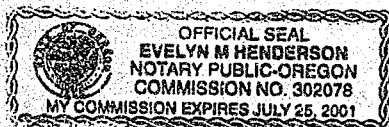
STATE OF OREGON

}
} ss.

COUNTY OF DESCHUTES

}

This instrument was acknowledged before me on 10-22-99
by JEANNE L. RENLI AN INDIVIDUAL



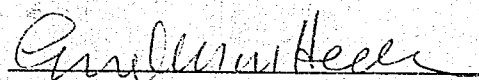

Notary Public in and for the State of OREGON
My commission expires: 7-25-01

EXHIBIT "A"

Lot 121 Block 1 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. Taxes for the fiscal year 1999-2000 a lien not yet payable.

2. Mineral rights reserved, including the terms and provisions thereof,

Dated : October, 1966

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, $\frac{3}{4}$ by Delbert Hale and $\frac{1}{4}$ by E. Carlyle Smith."

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

3. Covenants, 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 Estate 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

6. Public Easement, including the terms and provisions thereof,

Dated : March 9, 1973

Recorded : September 10, 1973, in Volume M73 page 12179, Deed Records of Klamath County, Oregon

7. Electric Line Right of Way Easement, including the terms and provisions thereof,

Dated : July 6, 1982

Recorded : August 23, 1982, in Volume M82 page 10884, Deed records of Klamath County, Oregon

From : Virgil Bonds

To : Midstate Electric Cooperative, Inc., a cooperative corporation

State of Oregon, County of Klamath

Recorded 10/28/99, at 11:16 a.m.

In Vol. M99 Page 43070

Linda Smith,

County Clerk Fee\$ 35.00