

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

DAVID REINSCH
BONNIE S. PATTEN
1192 48TH AVENUE
SWEETHOME OR 97386

1999 NOV -5 AM 11:08

Vol M99 Page 44286

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

K54692

ORDER NO.: 991400245

STATUTORY WARRANTY DEED

LYLE IRONS AND ELEANOR A. IRONS, HUSBAND AND WIFE

GRANTOR, conveys and warrants to

DAVID W. REINSCH AND BONNIE S. PATTEN, NOT AS TENANTS IN COMMON
BUT WITH RIGHTS OF SUIVORSHIP

GRANTEE, the following described real property free of encumbrances, except as specifically set forth
herein situated in **Other Counties** 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 \$50,000.00
(Here comply with the requirements of ORS 93.030)

Tax ID #: 231036D0 09500

Serial #: 142198 & M99-25

Dated: October 18, 1999

Lyle Irons
LYLE IRONS

Eleanor A. Irons
ELEANOR A. IRONS

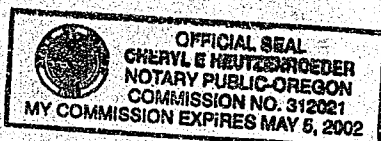
STATE OF OREGON

COUNTY OF DESCHUTES

This instrument was acknowledged before me on

by LYLE IRONS AND ELEANOR A. IRONS

10-18-99



Cheryl E. Heutenroeder
Notary Public in and for the State of OREGON
My commission expires: May 6, 2002

EXHIBIT "A"

Lot 15 in Block 11 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.

SUBJECT TO:

1. Taxes for the fiscal year 1999-2000 a lien not yet payable.
2. Transmission line easement created by instrument, 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
 Between : Estelle Berry aka Estelle M. Berry, a widow to the United States of America
3. Mineral Rights, 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
 To : Harold G. Phillips and Martha C. Phillips, husband and wife
 "Reserving all mineral rights to be held jointly, $\frac{3}{4}$ by Delbert Hale and $\frac{1}{4}$ by E. Carlyle Smith".
4. An easement reserved in a deed, 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
 From : Jack G. Ecoff
 To : United States of America
5. 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.
6. 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
7. 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
8. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

State of Oregon, County of Klamath
 Recorded 11/05/99, at 11:08 a.m.
 In Vol. M99 Page 44286
 Linda Smith,
 County Clerk Fee \$ 35.00