

WESTERN
TITLE & ESCROW COMPANY

Vol M99 Page 50214

WARRANTY DEED -- STATUTORY FORM

JOHN B. WULLAERT, an individual, Grantor,

conveys and warrants to

DAVID E CHARTIER and CHARLENE M. CHARTIER, husband and wife, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

Tax Account No(s): 140412

Encumbrances:

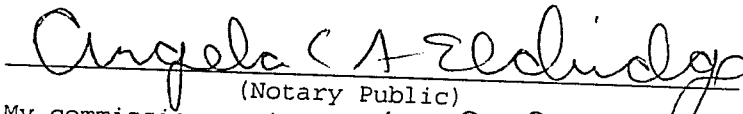
The true consideration for this conveyance is \$75,000.00

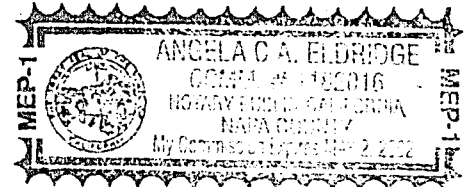
Dated this 15 day of December, 1999.


JOHN B. WULLAERT

State of California
County of Napa

This instrument was acknowledged before me on December 15, 1999 by .


(Notary Public)
My commission expires 5-2-2002



JOHN B. WULLAERT
1915 2ND STREET
NAPA, CA 94559
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
*** SAME AS GRANTEE ***

DAVID E CHARTIER
PO BOX 214
YONCALA, OR 97499
GRANTEE'S NAME AND ADDRESS

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

TITLE NO. A029999
ESCROW NO. 14-A029999

K35-

LEGAL DESCRIPTION:

Lot 7 in Block 5 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. Transmission Line Easement, 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
From : Estelle Berry aka Estelle M. Berry, a widow
To : the United States of America
2. An easement created by instrument, 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
By : Jack C. Ecoff
To : United States of America
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 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 M 72 page 10585, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath
Recorded 12/22/99, at 11:41 a.m.
In Vol. M99 Page 50214
Linda Smith,
County Clerk Fee \$ 35.00