



**WESTERN**  
TITLE & ESCROW COMPANY

## WARRANTY DEED -- STATUTORY FORM

FRANK MATTINA and MARGARET M. MATTINA, husband and wife, Grantor,

conveys and warrants to

ROY GEORGE ARNOLD, an individual, Grantee,

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

LOT 2 IN BLOCK 2 OF SUNFOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 139139

Map/Tax Lot No(s): 2310-36B-9600

This property is free from encumbrances, EXCEPT:  
SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$6,000.00 .

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.

Dated this 23 day of March, 2000.

  
FRANK MATTINA

  
MARGARET M. MATTINA

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on March 23, 2000 by FRANK MATTINA AND MARGARET M. MATTINA.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

*NOTARY ATTACHED*

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

Until a change is requested all tax statements shall be sent to the following address:  
ROY GEORGE ARNOLD  
11766 BURLWOOD  
LA PINE, OR 97739

TITLE NO. K-55330  
ESCROW NO. 14-A038200

*K31-*

State of California

County of Lake

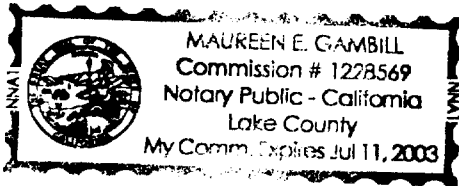
On March 23, 2000 before me, Maureen E. Gambill

Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Frank Mattina & Margaret M. Mattina

Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Maureen E. Gambill  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: March 23, 2000 Number of Pages: 1

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Frank Mattina

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: Margaret M. Mattina

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

## 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. Easement, 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 C. Ecoff  
To : the 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 M72 page 10585, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath  
Recorded 3/30/00, at 1:39 p m.  
In Vol. M00 Page 10455  
**Linda Smith,**  
County Clerk Fee \$ 31 -