

K55223**WARRANTY DEED -- STATUTORY FORM**

Revocable SPRADLIN FAMILY TRUST, Joe S. Spradlin and June E. Spradlin  
as Trustees dated March 24, 1998, Grantor,

conveys and warrants to

GARY L. ENNIS and LINDA K. ENNIS, husband and wife, Grantee,

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

Lot 5 Block 9 of SUN FOREST ESTATES, Tract 1060, according to the  
official plat thereof on file in the office of the County Clerk, Klamath  
County, Oregon.

Tax Account No(s): 141652

Map/Tax Lot No(s): 2310-036D-03100-000

This property is free from encumbrances, EXCEPT: SEE EXHIBIT "A"  
The true consideration for this conveyance is \$5,500.00 .

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 12 day of April, 2000.

Joe S. Spradlin  
JOE S. SPRADLIN, TRUSTEE

June E. Spradlin  
JUNE E. SPRADLIN, TRUSTEE

STATE OF CALIFORNIA, COUNTY OF ) SS.  
Butte

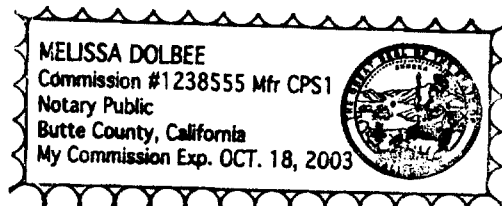
This instrument was acknowledged before me on April 12, 2000 by JOE S.  
SPRADLIN AND JUNE E. SPRADLIN, TRUSTEES OF THE SPRADLIN FAMILY TRUST.

Melissa Dolbee  
(Notary Public)  
My commission expires Oct 18, 2003

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:  
GARY AND LINDA ENNIS  
P.O. BOX 268  
LAPINE, OR 97739

TITLE NO. A036700  
ESCROW NO. 14-A036700



K26

## EXHIBIT "A"

## SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Mineral reservation as contained in Deed from Delbert Hale and Margaret Hale, husband and wife and E. Carlyle Smith and Phyllis M. Smith, husband and wife, to Harold G. Phillips and Martha C. Phillips, husband and wife, dated October, 1966, recorded October 25, 1966, in Volume M66 page 11271, Deed records of Klamath County, Oregon, as follows: "Reserved 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 has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

2. Reservations 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.

3. 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.

4. Building and Use Restrictions for Sun Forest Estates, 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 04/14/00, at 2:54 p. m.  
In Vol. M00 Page 12248  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>