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WESTERN
TITLE & ESCROW COMPANY

Vol M00 Page 24410

^{K-55706}
WARRANTY DEED -- STATUTORY FORM

THOMAS G. SCOTT, an individual, Grantor,

conveys and warrants to

MICHELLE L. TRUMPER, an individual, Grantee,

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

Lot 1 in Block 11, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

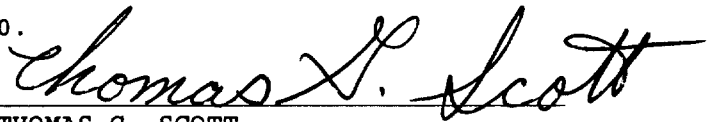
Tax Account No(s): R142054

Map/Tax Lot No(s): 2310-036DO-08100-000

This property is free from encumbrances, EXCEPT: SEE ATTACHED EXHIBIT "A"
The true consideration for this conveyance is \$8,200.00 .

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 28 day of June, 2000.


THOMAS G. SCOTT

STATE OF OREGON, COUNTY OF) SS.

This instrument was acknowledged before me on June 28th, 2000 by THOMAS G. SCOTT.



(Notary Public for Oregon)

My commission expires 07/1/00

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:

MICHELLE L. TRUMPER
1918 D STREET
FOREST GROVE, OR 97116

TITLE NO. A053200
ESCROW NO. 14-A053200

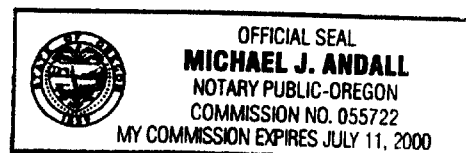


EXHIBIT "A"

24411

1. Mineral Rights, including the terms and provisions thereof,

Dated : October, 1966
Recorded : October 25, 1966 In Volume M86 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
As follows : "reserving all mineral rights to be held jointly, ¼ by Delbert Hale and ¼ by E. Carlyle Smith"

2. 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.

3. 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

4. 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 07/03/00, at 11:47a. m.
In Vol. M00 Page 24410
Linda Smith,
County Clerk Fee \$ 26⁰⁰