

K55690


WESTERN
 TITLE & ESCROW COMPANY

200 AUG 10 PM 2:05

Vol M00 Page 29344
WARRANTY DEED -- STATUTORY FORM

SALLY S. HUNTER, an individual, Grantor,

conveys and warrants to

TERRY S. CARTER, an individual, Grantee,

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

 Lot 149 Block 1, TRACT 1060, SUN FOREST ESTATES, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

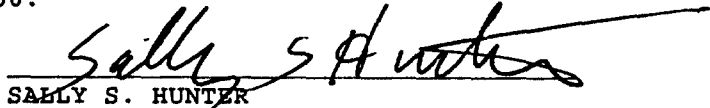
Tax Account No(s): R142036

Map/Tax Lot No(s): 2310-036 DO 8000

 This property is free from encumbrances, EXCEPT: SEE ATTACHED EXHIBIT "A"
 The true consideration for this conveyance is \$68,000.00 .

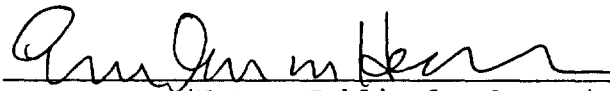
 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

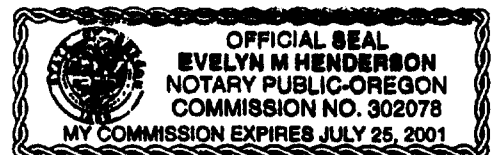
 Dated this 3 day of July, 2000.


 SALLY S. HUNTER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

 This instrument was acknowledged before me on July 3, 2000 by SALLY S.
 HUNTER.


 (Notary Public for Oregon)

 My commission expires 7-25-01


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:

 TERRY S. CARTER
 16975 HERMOSA ROAD
 BEND, OR 97707

 TITLE NO. A052500
 ESCROW NO. 14-A052500

K26-00

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Mineral reservation, including the terms and provisions thereof, as contained in the Deed
Recorded : October 25, 1966 in Volume M66 page 11271, Deed records of Klamath County, Oregon
From : Delbert Hale and Margaret Hale and E. Caryle Smith and Phillis M. Smith
To : Harold G. Phillips and Martha C. Phillips

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. An Easement, including the terms and provisions thereof,
Recorded : June 30, 1972 in Volume M72 page 7124, Deed records of Klamath County, Oregon
Favor Of : United States of America
For : transmission line
3. Restrictions shown on the recorded plat and contained in the dedication of Sun Forest Estates, Tract 1060.
4. Regulations and Assessments of Sun Forest Estates Property Owners, as set forth in Declaration
Recorded : September 10, 1972 in Volume M72 page 10581, Deed records of Klamath County, Oregon
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
Recorded : September 10, 1972 in Volume M72 page 10585, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath
Recorded 08/10/00, at 2:05 p. m.
In Vol. M00 Page 29344
Linda Smith,
County Clerk Fee\$ 26⁰⁰