

200 AUG 28 PM 3:08



After recording return to:

Gregory A. Heller

1609 Forsling

Sergeant Bluff, IA 51054

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

Gregory A. Heller

1609 Forsling

Sergeant Bluff, IA 51054

Escrow No. 004415

Title No. K-55710

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 31467

State of Oregon, County of Klamath  
Recorded 08/28/00, at 3:08 p. m.

In Vol. M00 Page 31467

Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>

### STATUTORY WARRANTY DEED

Sun Country Land, Inc., an Oregon Corporation, Grantor, conveys and warrants to Gregory A. Heller and Susan J. Heller, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 of Sun Country Estates Tract 1352, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:  
Easements, Covenants, Conditions and Restrictions of record, if any.

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.

The true consideration for this conveyance is \$27,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 24 day of August, 2000.

Sun Country Land, Inc.

By: [Signature]

Wayne Roan, President

STATE OF OREGON

County of DESCHUTES

} ss.

This instrument was acknowledged before me on this 24 day of Aug., 2000  
by WAYNE ROAN AS PRESIDENT OF SUN COUNTRY LAND, INC.



Lisa A Tracy

Notary Public for Oregon

My commission expires: 12/12/2001

K21-