

2001 OCT 12 PM 1:37

FIRST AMERICAN TITLE COMPANY  
OF COLUMBIA COUNTY

Vol M00 Page 37322

240 SOUTH FIRST ST.  
ST. HELENS, OR 97051

K56079

Bus (503) 397-2587

STATUTORY WARRANTY DEED

WILLIAM F. CARPENTER AND FAWN L. CARPENTER, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST AND KENNETH E. PLUMMER AND MERLE C. PLUMMER, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED ONE-HALF INTEREST  
, Grantor

conveys and warrants to DEBBIE A. LANDRY

, Grantee

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

LOT 2 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 #2310-36D-8200

This property is free of liens and encumbrances, EXCEPT:

AS ATTACHED HERETO AS EXHIBIT "A", WHICH BY THIS REFERENCE IS INCORPORATED HEREIN

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.

The true consideration for this conveyance is \$ 7,500.00  
(Here comply with the requirements of ORS 93.030)

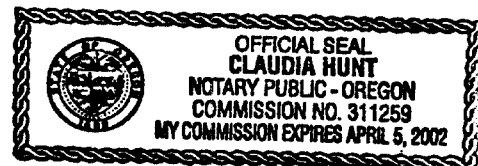
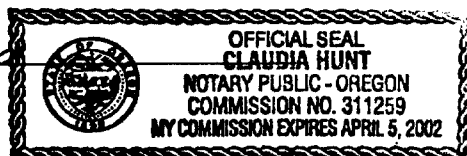
DATED this 9th day of October, 2000.

William F. Carpenter  
WILLIAM F. CARPENTER

Fawn L. Carpenter  
FAWN L. CARPENTER

Kenneth E. Plummer  
KENNETH E. PLUMMER

Merle C. Plummer  
MERLE C. PLUMMER

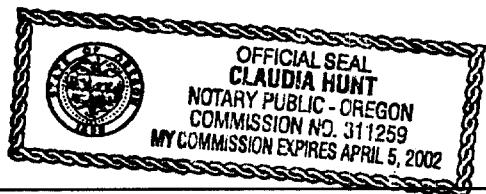
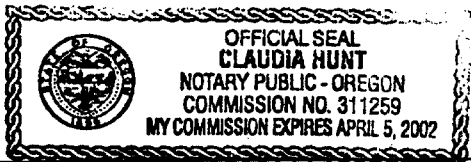


STATE OF OREGON, COUNTY OF Lane ) ss. STATE OF OREGON, COUNTY OF Lane ) ss.

The foregoing instrument was acknowledged before me this 9th day of October, 2000.  
by William F. Carpenter and Fawn L. Carpenter.

The foregoing instrument was acknowledged before me this 9th day of October, 2000.  
by Kenneth E. Plummer and Merle C. Plummer.

K31-



3732

of

XX

Claudia Hunt  
Notary Public for Oregon  
My commission expires: April 5, 2002

Claudia Hunt  
Notary Public for Oregon  
My commission expires: April 5, 2002

SEAL

SEAL

Title Order No. K-56079  
Escrow No. 10-0009452

After recording return to:  
DEBBIE A. LANDRY  
925 Riverside Drive  
Vernonia, OR 97064  
NAME, ADDRESS, ZIP

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

SAME AS ABOVE  
NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

1. Taxes for the fiscal year 2000-2001 a lien not yet payable.
2. 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
3. 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 : United States of America
4. 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 of Tract No. 1060, Sun Forest Estates, as follows: "...said plat subject to: A 25-foot building set back line along the front of all lots and a 20-foot building set back line along side street lines; a 16-foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; The Bonneville Power Administration Transmission line, as shown on the annexed map, is subject to all restrictions and right as recorded in Deed Volume 250 page 282, records of Klamath County, Oregon; Additional restrictions provided in any recorded protective covenants."
5. 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
6. Building and Use Restrictions, including the terms and provisions thereof, 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 10/12/00, at 1:37 p.m.  
In Vol. M00 Page 37322  
**Linda Smith,**  
County Clerk Fee\$ 31<sup>00</sup>