

200 DEC 26 PM 3:20

mtc 52353 -w
WARRANTY DEED

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SUN FOREST CONSTRUCTION, LTD., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JERRY A. WATKINS AND SUZANNE L. WATKINS AS TENANTS BY THE ENTIRETY,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 406 OF RUNNING Y RESORT PHASE 6, FIRST ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

ACCT# 3808-15BB-3600

KEY# 885213

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2502 REED LANE MEDFORD, OR 97501

Dated this 21st day of DECEMBER, 2000.

SUN FOREST CONSTRUCTION LTD.

BY: Gary Bradshaw SECRETARY/TREASURER
GARY BRADSHAW

STATE OF OREGON

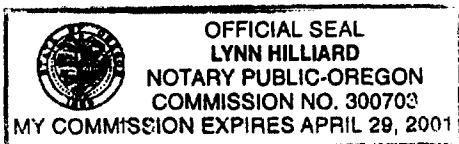
SS. DECEMBER 2000

COUNTY OF DESCHUTES

Personally appeared the above named GARY BRADSHAW AS SECRETARY/TREASURER

OF SUN FOREST CONSTRUCTION LTD., AN OREGON CORPORATION

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

Lynn Hilliard
Notary Public for Oregon
My commission expires 4-29-01

ESCROW NO. MT52353-LW

Return to:

JERRY WATKINS

2502 REED LANE

MEDFORD, OR 97501

State of Oregon, County of Klamath
Recorded 12/26/00, at 3:20 p.m.
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Linda Smith,
County Clerk Fee \$21.00