

01 DEC 13 PM 2:53



After recording return to:

Thomas D. Byram

512 SE Glenwood

Bend, OR 97702

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

Thomas D. Byram

512 SE Glenwood

Bend, OR 97702

Escrow No. 014126

Title No. K-56740

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 63790

State of Oregon, County of Klamath

Recorded 12/13/01 2:53 p. m.

Vol M01, Pg 63790-91

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Sun Country Properties, Inc., an Oregon Corporation, Grantor, conveys and warrants to Thomas D. Byram,

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

Lot 8 in Block 4 of Sun Forest Estates, Tract 1060, 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:
See Exhibit "A" attached and made a part hereof.

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 \$7,995.00 (Here comply with the requirements of ORS 93.030)

Dated this 26 day of NOV., 2001.

Sun Country Properties, Inc.

By

Wayne Roan, President

STATE OF OREGON

County of DESCHUTES

} ss.

This instrument was acknowledged before me on this 26 day of NOV., 2001
by WAYNE ROAN AS PRESIDENT OF SUN COUNTRY PROPERTIES, INC.

Lisa A. Tracy
Notary Public for Oregon

My commission expires: 12/12/2001



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EXHIBIT "A"

1. 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

2. 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

3. 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.

4. 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

5. 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

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$4,000.00

Dated : August 11, 2000
Recorded : August 14, 2000 in Volume M00 page 29690, records of Klamath County, Oregon
Grantor : Sun Country Land, Inc., an Oregon corporation
Trustee : First American Title Insurance Company of Oregon
Beneficiary : Glenn L. Hayworth and Winnie D. Hayworth, husband and wife