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STATE OF OREGON, } ss.John and Diana Weathers
3255 Starr Ct. N.E.
Salem, Oregon 97303-1537
Grantor's Name and AddressJoshua M. and Melissa Weathers
4952 Windspring Way N.E.
Salem, Oregon 97301
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Joshua M. and Melissa Weathers
4952 Windspring Way N.E.
Salem, Oregon 97301

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 08/27/2002 9:20 a.m.

Vol M02, Pg 48221-22

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that John M. and Diana L. Weathers, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Joshua M. and Melissa Weathers, husband and wife, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 11 in Block 8, Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Also known as street and number 12009 Larchwood Drive.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): See Exhibit "A"

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Love & affection. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on August 22, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

John M. Weathers
Diana L. Weathers

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on 08-22-02
by John & Diana Weathers

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires June 27, 2006

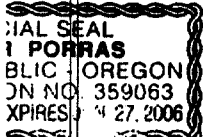


EXHIBIT "A"

Lot 11 in Block 8 Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Mineral rights, including the terms and provisions thereof,
Dated : October, 1966
Recorded : October 25, 1966 in Volume M66 page 11271, Deed
: records of Klamath County, Oregon
From : Delbert Hale and Margaret Hale, husband and wife,
: E. Carlyle Smith and Phyllis M. Smith, husband and wife.
To : Harold G. Phillips and Martha C. Phillips, husband
: and wife.
"Reserving all mineral rights to be held jointly, $\frac{3}{4}$ by Delbert Hale
and $\frac{1}{4}$ by E. Carlyle Smith."
2. An easement reserved in a deed, including the terms and provisions thereof,
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, Condition and Restrictions, including the terms and the 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 : May 8, 1972
Recorded : September 10, 1972 in Volume M72 page 10585,
: Deed records of Klamath County, Oregon
5. Building and Use Restrictions for Sun Forest Estates, 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

