

05 JUL 11 PM 3:52

State of Oregon, County of Klamath
Recorded 07/11/05 3:52 P m
Vol M05 Pg 52878
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

1st 488719

WARRANTY DEED -- STATUTORY FORM

VICKI L. GUMZ, Grantor, conveys and warrants to PHILLIP E. SANDOVAL and JOYCE L. SANDOVAL, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

1/6 and Lots 18, 19, 21

Lot 20, Block 4, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): R140467
Map/Tax Lot No(s): 2310-036CO-06300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$IN FULFILLMENT OF THAT CERTAIN UNRECORDED CONTRACT DATED 55057.21

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.

Dated this 13th day of June, 2005 KAB

Vicki L. Gumz
VICKI L. GUMZ

STATE OF OREGON, County of JACKSON) SS.

6/13/05

DECEMBER, 2004 KAB

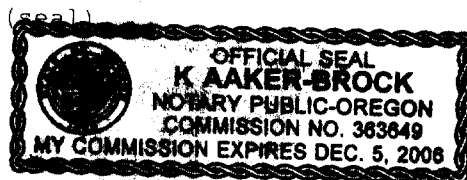
Personally appeared the above named VICKI L. GUMZ, and acknowledged the foregoing instrument to be HER voluntary act and deed.

WITNESS My hand and official seal.

K. Aaker Brock

Notary Public for Oregon

My Commission expires: 12-5-06



After recording return to:

PHILLIP SANDOVAL and JOYCE SANDOVAL
144824 BRACEWOOD PLACE
LAPINE OR 97739

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

PHILLIP SANDOVAL and JOYCE SANDOVAL
144824 BRACEWOOD PLACE
LAPINE OR 97739

TITLE NO. 13-0028304
ESCROW NO. 13-0028304

21F