

WARRANTY DEED

MITCH TEAL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SUNNY OAKS, INC. AN OREGON NON-PROFIT CORPORATION,
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 MARION and State of Oregon, to wit:

Lot 5, Save and Except the North 115 feet. All distances being measured
at right angles to and parallel with the North line of said lot. All of
the foregoing being in Block 11, Hager's Second Addition, in Marion
County, Oregon.

R49169

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 70,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 5150, SALEM, OR 97304

Dated this _____ day of _____, 19__.

FIDELITY NATIONAL 1031 EXCHANGE
SERVICES, INC.

BY:

SANDY SWEENEY, SR. EXCHANGE OFFICER

State of Oregon
County of MARION

Read & Approved
Date: _____
X _____
X _____
X _____

This instrument was acknowledged before me on _____, _____ by MITCH
TEAL.

(Notary Public for Oregon)

My commission expires _____

ESCROW NO. 12-401634

Return to:
SUNNY OAKS, INC. AN OREGON NON-PROFIT CORPORATION
PO BOX 5150
SALEM, OR 97304