

31782

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97 JAN 24 AM 11:30

Title Order No. _____
Escrow No. 124758-SK

After recording return to:

Ira R. DutcherP O Box 184Gilchrist, OR 97737

Name, Address, Zip

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

Ira R. DutcherP O Box 184Gilchrist, OR 97737

Name, Address, Zip

This space reserved for recorder's use

MC: 04045739

STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to Ira R. Dutcher and Mary E. Dutcher, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit: Lot 89, Tract 1318, GILCHRIST TOWNSITE, in the County of Klamath, State of Oregon.

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easements as shown on the recorded plat.

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 \$65,000.00.
93.030)

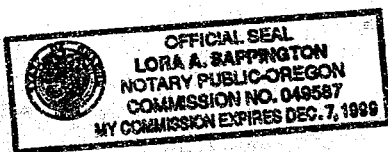
(Here comply with the requirements of ORS

Dated this 21st day of January, 19 97.

ERNST BROTHERS L.L.C. an Oregon limited liability company

BY: Wayne G. Ernst
Wayne G. Ernst, Managing Member

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on January 21st, 97,
by Wayne G. Ernst
as Managing Member
of Ernst Brothers, L.L.C., an Oregon limited liability company



Lora A. Sappington
Notary Public for Oregon
My commission expires 12-07-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of January A.D. 19 97 at 11:30 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 2161

Bernetha G. Letsch, County Clerk

by Kathleen Rosa

FEE \$30.00