

32067

Vol. 1191 Page 2792

97 JAN 30 AM 1:41

WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

Klamath County School District
10501 Washburn Way
Klamath Falls, OR 97603

After recording, this Deed shall be delivered to:

Klamath County School District
10501 Washburn Way
Klamath Falls, OR 97603

The true consideration for this transfer is \$0.

ERNST BROTHERS, LLC, an Oregon limited liability company, Grantor, conveys and warrants to KLAMATH COUNTY SCHOOL DISTRICT, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 77 of Tract 1318 - Gilchrist Townsite, Klamath County, Oregon.

Subject to all restrictions and encumbrances of record or visible from an inspection of the property.

Subject to the exceptions contained in the Plat of Tract 1318 - Gilchrist Townsite as recorded in the Recorder's Office of Klamath County, Oregon, except that this property shall not be subject to the Declarations, Restrictions, and Protective Covenants and Conditions as recorded in Volume M96 Pages 37354-37383, Klamath County Records, Klamath County, Oregon and shall not be part of the Gilchrist Owner's Association.

Subject to the express condition that said land shall be used for school purposes only. In the event Grantee, or any successor of Grantee, shall cease to use the land for school purposes, or shall attempt to use said land for any other than school purposes, or to convey said land to any other

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Warranty Deed

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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.

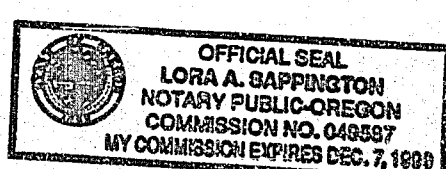
DATED this 30th day of December, 1996.

ERNST BROTHERS, LLC, an Oregon
limited liability company

By: Wayne H. East
Its: Authorized Manager

STATE OF OREGON)
County of Deschutes) SS:
Klamath
WEE

The foregoing instrument was acknowledged before me this 30th day of December, 1996, by Wayne G. Ernst, an authorized manager of Ernst Brothers, LLC, an Oregon limited liability company.




NOTARY PUBLIC FOR OREGON
My commission expires: 12-07-99

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Warranty Dead

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Bryant Lovien  Jarvis
 ANNUAL GENERAL CORPORATION ATTORNEYS AT LAW
 40 N.W. Greenwood • P.O. Box 1151 • Bend, Oregon 97709-1151 • (541) 382-1331 • Fax (541) 382-3206

STATE OF OREGON : COUNTY OF KLAMATH.

Filed for record at request of Bryant Lovlien & Jarvis the 30th day of January A.D., 19 97 at 11:41 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 2792

555 \$35.00

on Page 2792.
Bernetha G. Letsch, County Clerk
by Kathleen [Signature]