

32566

97 FEB -7

Vol. M97 Page 3908Title Order No. 124841-SKEscrow No. 124841-SK

After recording return to:

Charles D. BeanPO Box 692Gilchrist, OR 97737

Name, Address, Zip

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

Charles D. BeanPO Box 692Gilchrist, OR 97737

Name, Address, Zip

This space reserved for recorder's use

ATC: 04045733

## STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to Charles D. Bean and Mary Sue Bean, 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 106, Tract 1318, GILCHRIST TOWNSITE, in the County of Klamath, State of Oregon.

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record as shown on the official 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 \$71,000.00.

(Here comply with the requirements of ORS 93.030)

Dated this 5th day of February, 19 97.

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

BY:

Wayne G. Ernst

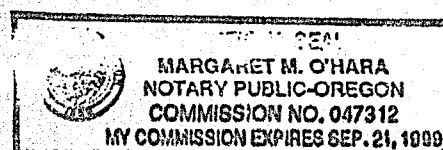
Wayne G. Ernst, Managing Member

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on February, 19 97,by Wayne G. Ernstas Managing Memberof Ernst Brothers, L.L.C.

Margaret M. O'Hara  
Notary Public for Oregon  
My commission expires Sept 21, 1999



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day of February A.D., 19 97 at 3:10 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 3908.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross