

KLAMATH COUNTY TITLE COMPANY

K-50258-D

STATUTORY WARRANTY DEED (Individual or Corporation)

CHARLES T. WHITLATCH and PAMELA S. WHITLATCH

conveys and warrants to RAYMOND J. BRASCHKO, JR. and JULIE M. BRASCHKO, husband and wife, Grantor,
the following described real property in the County of Klamath and State of Oregon, Grantee,

LOT 24 OF VILLA ST. CLAIR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 123,000.00 (Here comply with the requirements of ORS 93.0300.)

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 February 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Charles T. Whitlatch
CHARLES T. WHITLATCH

Pamela S. Whitlatch
PAMELA S. WHITLATCH

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
this 20th day of February 19 97
by Charles T. Whitlatch and Pamela
S. Whitlatch

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 12/19/2000

Notary Public for Oregon

My commission expires: _____

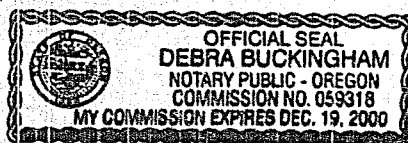
THIS SPACE RESERVED FOR RECORDER'S USE

After recording, return to: RAYMOND J. & JULIE M. BRASCHKO
4520 GETTLE
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

SAME AS LISTED ABOVE



STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of _____ Klamath County Title _____ the 21st day
of February A.D. 19 97 at 10:49 o'clock A. M., and duly recorded in Vol. 497
of Deeds on Page 5112

FEE \$35.00

Bernetha G. Leisch, County Clerk

by Kathleen Ross

Unofficial Copy