

33577

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Title Order No. 124894-SK

Escrow No. 124894-SK

97

FEB 27 1997

This space reserved for recorder's use

After recording return to:

Equity Advantage Incorporated

P.O. Box 444

Gilchrist, OR 97737

Name, Address, Zip

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

Equity Advantage Incorporated

P.O. Box 444

Gilchrist, OR 97737

Name, Address, Zip

At: 04045800

STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to Paul K. Herndon and Peggy A. Herndon, 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 86 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 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 \$ 85,000.00 (93.030)

(Here comply with the requirements of ORS

Dated this 25 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

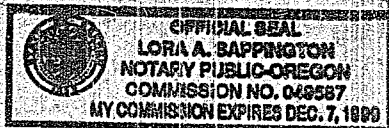
) ss.

This instrument was acknowledged before me on February 25, 19 97,

by Wayne G. Ernst

as Managing Member

of Ernst Brothers, L.L.C.



Lora A. Bappington
Notary Public for Oregon
My commission expires Dec 7, 1999

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title & Escrow

on this 27th day of February A.D. 1997
at 3:37 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 5910

Bernetha G. Letsch, County Clerk

By

Kathleen Rose
Fee, \$30.00

Deputy.