

33669

Vol. 1117 Page 6157Title Order No. 124893-SK
Escrow No. 124893-SK

97 FEB 28 P354

After recording return to:

Paul K. HerndonPO Box 444Gilchrist, OR 97737

Name, Address, Zip

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

Paul K. HerndonPO Box 444Gilchrist, OR 97737

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 28th day of February A.D., 1997
at 3:34 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 6157

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Deputy.

Fee \$30.00

A/C: 04045801

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 139, 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 \$79,000.00.
93.030)

(Here comply with the requirements of ORS

Dated this 13 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

This instrument was acknowledged before me on February 13th, 97,) ss.by Wayne G. Ernstas Managing Memberof Ernst Brothers, L.L.C.

OFFICIAL SEAL
LORA A. SAPPINGTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 040687
MY COMMISSION EXPIRES DEC. 7, 1999

Lora A. Sappington
Notary Public for Oregon

My commission expires 12-07-99