

Title Order No. 124931-SK  
Escrow No. 124931-SK

97 MAR 12 P12:00

After recording return to:

Robert E. Coburn

14615 SE Foster Road

Dayton, OR 97114

Name, Address, Zip

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

Robert E. Coburn

14615 SE Foster Road

Dayton, OR 97114

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 12th day of March A.D., 1997  
at 12:00 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 7201

Bernetha G. Letsch, County Clerk

By Kathleen Russell Deputy.  
Fee, \$30.00

ATC: 04045770

### STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to Robert E. Coburn and Mary Lou Coburn, 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: Lots 72 and 93, 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 records 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 \$76,000.00. (Here comply with the requirements of ORS 93.030) a portion of the consideration has been paid by an accommodator pursuant to an exchange under IRC Section 1031.

Dated this 13 day of February, 1997.

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

BY: Wayne G. Ernst

Wayne G. Ernst, Managing Member

FORM No. 24—ACKNOWLEDGMENT—CORPORATION. COPYRIGHT 1991 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

NB

STATE OF OREGON,

County of Deschutes } ss.  
before me appeared Wayne G. Ernst

On this 11th day of March, 1997,  
and both to me personally known, who being

duly sworn, did say that he/she, the said Wayne G. Ernst  
is the President, and he/she, the said Wayne G. Ernst  
is the Secretary of Ernst Brothers, L.L.C.  
the within named Ernst Brothers, L.L.C.  
Corporation, and that the seal, if any, affixed to said instrument is the corporate seal of said  
Corporation, and that the said instrument was executed on behalf of said Corporation by authority of its Board  
of Directors, and Wayne G. Ernst and Wayne G. Ernst  
acknowledge said instrument to be the free act and deed of said Corporation L. L. C.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Sharon Kunkel  
Notary Public for Oregon.  
My commission expires 2/28/98