

34262

97 MAR 13 A9:44

Vol. M97 Page 7328Title Order No. 124936-SKEscrow No. 124936-SK

After recording return to:

Allen CarlsonPO Box 403Gilchrist, OR 97737

Name, Address, Zip

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

Allen CarlsonPO Box 403Gilchrist, OR 97737

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrowon this 13th day of March A.D., 1997
at 9:44 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 7328

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

REC: 04045807

STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to Allen E. Carlson and Bobbie J. Carlson, 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 98, Tract 1318, GILCHRIST TOWNSITE, in the County of Klamath, State of Oregon.

This property is free from encumbrances, EXCEPT:

Covenants, Conditions, restrictions and easements as shown on the 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 \$52,725.00.
93.030)

(Here comply with the requirements of ORS

Dated this 7th day of March, 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 March 7th, 97,by Wayne G. Ernstas Managing Memberof Ernst Brothers L.L.C. an Oregon Limited Liability CompanyLora A. Sappington
Notary Public for OregonMy commission expires 12-7-99

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