

97 MAY 30 11:29
5-50745
STATUTORY WARRANTY DEED

MAE R. MEHLIN who took title as MAE T. RUTAN

conveys and warrants to RONALD FRANCIS RAMAGE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
Lot 144 in Block 1, of Sun Forest Estates, Tract 1060, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No. 2310-36-D-7600 Key No. 142250

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A"
ATTACHEDTHIS 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 \$ 6,900.00 (Here comply with the requirements of ORS 93.030)Dated this 19th day of May 1997MAE R. MEHLIN
MAE R. MEHLINSTATE OF OREGON Washington
County of Walla WallaBE IT REMEMBERED, That on this 19th day of May 1997, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
MAE R. MEHLINknown to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that SHE executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.Susan G. Whimse
Notary Public for OregonMy Commission expires 1-2-2000 WA

Title Order No. _____

Escrow No. 9740209After recording return to:
RONALD FRANCIS RAMAGE21911 SE ASHGRESHAM, OR 97030

Name, Address, Zip

Until a change is requested all tax statements shall be sent
to the following address:RONALD FRANCIS RAMAGE21911 SE ASHGRESHAM, OR 97030

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

1. Transmission line easement, including the terms and provisions thereof, given by Estelle Berry, aka Estelle M. Berry, a widow to the United States of America, dated September 13, 1951, recorded October 9, 1951, in Volume 250 page 282, Deed records of Klamath County, Oregon.
2. Mineral rights reserved in deed from Delbert Hale and Margaret Hale, husband and wife and E. Carlyle Smith and Phillis M. Smith, husband and wife, to Harold G. Phillips and Martha C. Phillips, husband and wife, dated October, 1956, recorded October 25, 1956, in Volume M66 page 11271, Deed records of Klamath County, Oregon, as follows: "reserving all mineral rights to be held jointly, 3/4 by Delbert Hale and 1/4 by E. Carlyle Smith."
3. Easement, including the terms and provisions thereof, given by Jack G. McCall to United States of America, dated June 12, 1972, recorded June 30, 1972, in Volume M72 page 7124, Deed records of Klamath County, Oregon.
4. Reservations and Restrictions in Dedication and on the plat of Sun Forest Estates, Tract 1060.
5. Articles of Association of Sun Forest Estate Property Owners, including the terms and provisions thereof, dated September 7, 1972, recorded September 10, 1972 in volume M72 page 10581, Deed records of Klamath County, Oregon.
6. Building and Use Restrictions for Sun Forest Estates, dated May 8, 1972, recorded September 10, 1972, in Volume M72 page 10585, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 30th day
of May A.D. 19 97 at 3:29 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 16629
FEE \$35.00 By Bernetha G. Leisch, County Clerk
Karl W. Rasmussen