

38723

Vol. M97 Page 17106Title Order No. 126020-SK K-50804
Escrow No. 126020-SK

After recording return to:

C & H Denison, Inc.130 Jeffries RoadCanyonville, OR 97417

Name, Address, Zip

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

C & H Denison, Inc.130 Jeffries RoadCanyonville, OR 97417

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 4th day of June A.D., 1997
at 1:30 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 17106

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to C & H Denison, Inc., an Oregon corporation, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lots 9, 10, 14, 16, 23, 24, 25, 26, 27, 29, 30, 31, 33, 44, 46, 47, 48, 49, 54, 57, 58, 64, 66, 69, 87, 91, 94, 95, 96, 100, 103, 116, 127 and 129 of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of recorded 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 \$2,000,000.00. (Here comply with the requirements of ORS 93.030)

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Dated this 2nd day of June, 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 _____

This instrument was acknowledged before me on _____, 97, ss.

by Wayne G. Ernst

as Managing Member

of Ernst Brothers, L.L.C.

Sharon Kunkel
Notary Public for Oregon

My commission expires 2/28/98