

39756

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Title Order No. 126096-SK K-50847
Escrow No. 126096-SK

After recording return to:

Russell W. Dubbels
29687 SW Camelot Street
Wilsonville, OR 97070

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

Russell W. Dubbels
29687 SW Camelot Street
Wilsonville, OR 97070

Name, Address, Zip

STATE OF OREGON,
County of Klamath, ss.

Filed for record at request of:

Klamath County Title

on this 23rd day of June A.D., 1997
at 1:41 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 19352

Bernetha G. Letsch, County Clerk

By Harold R. Ross
Fee, \$30.00 Deputy.

STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, an estate in fee simple, Grantor, conveys and warrants to Russell W. Dubbels and Peggy L. Dubbels, husband and wife, Grantees, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 103, TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Code No.: C48
Account No.: 2409-019AD-01400
Key No.: 881558

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record 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 \$34,200.00.
(93.030)

(Here comply with the requirements of ORS

Dated this 19 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 Klamath

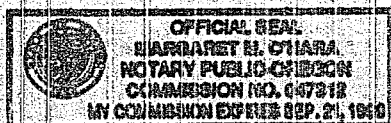
)

ss.

This instrument was acknowledged before me on June 19, 1997,

by Wayne G. Ernst
as Managing Member

of Ernst Brothers, L.L.C.



Margaret H. Chiara
Notary Public for Oregon
My commission expires Sept 21, 1998