



'97 JUL -9 P2:28

Vol. 1797 Page 21303

K-50668
STATUTORY WARRANTY DEED

CASPER MALSOM and ELIZABETH MALSOM, husband and wife

conveys and warrants to LARRY C. RAGSDALE and DEBORAH A. RAGSDALE, husband and wife, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXCEPTIONS WHICH IS MADE
A PART HEREOF BY REFERENCE HERETO

TAX ACCOUNT NO: 2309 13C 9700
AND M26901

This property is free of liens and encumbrances, EXCEPT:

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 \$ 70,725.00 (Here comply with the requirements of ORS 93.030)

Dated this 7th day of July 19 97

Casper Malsom
CASPER MALSOM

Elizabeth Malsom
ELIZABETH MALSOM

STATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 07 day of July, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CASPER MALSOM AND ELIZABETH MALSOM

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY 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.



Karin Lea
Notary Public for Oregon.
My Commission expires 5-5-2000

Title Order No. K-50668
Escrow No. 9740147

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
LARRY C. RAGSDALE
C/O CAROL GRAY-JOHN L. SCOTT
LAPINE, OR 97739

Until a change is requested all tax statement shall be sent to the following address.
LARRY C. RAGSDALE
C/O CAROL GRAY-JOHN L. SCOTT
LAPINE, OR 97739
Name, Address, Zip

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EXHIBIT "A"

Lot 1 in Block 21, Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. ~~XXX~~ Reservations and restrictions in deed from the Shelvin-Hixon Company to Brooks-Scanlon, Inc., recorded March 28, 1951, in Volume 246 page 165, Deed records of Klamath County, Oregon, as follows: "...subject to any and all railroad rights of way and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there may be in addition to those hereinabove specially set out created by instruments or proceedings shown by the public records of Klamath County, Oregon, or evidence by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."
2. ~~XX~~ Reservations and restrictions in the dedication and shown on the plat of Third Addition to River Pine Estates, as follows: "...said plat being subject to building setback lines, irrigation easements, road easement, and street reservation strip as shown on annexed map."
3. ~~XXX~~ Easement for power line, including the terms and provisions thereof, given by Betty Ahern to Midstate Electric Cooperative, Inc., dated June 5, 1973, recorded June 5, 1973, in Volume M73 page 6939, Deed records of Klamath County, Oregon.
4. ~~XX~~ Building and Use Restrictions, including the terms and provisions thereof, recorded June 5, 1973, in Volume M73 page 6940, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 9th day
of July A.D., 19 97 at 2:28 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 21303.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross