

42062

Vol. M97 Page 23972Title Order No. 126245-SK K-50939
Escrow No. 126245-SK

After recording return to:

Ginger J. Swanson19654 Emerald PlaceBend, OR 97701

Name, Address, Zip

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

Ginger J. Swanson19654 Emerald PlaceBend, OR 97701

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 28th day of July A.D., 1997
at 3:11 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 23972

Bernetha G. Letsch, County Clerk

By Sharon Kunkel
Fee, \$30.00

Deputy

STATUTORY WARRANTY DEED

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

Lot 101 of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Acct No: 2409-020BC-00700

Key No: R881594

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record 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 \$53,000.00.
93.030)

(Here comply with the requirements of ORS

Dated this 24 day of July, 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 Deschutes ss.This instrument was acknowledged before me on July 24, 97,by Wayne G. Ernstas Managing Memberof Ernst Brothers, L.L.C.

Sharon Kunkel
Notary Public for Oregon
My commission expires 2/28/98

97 JUL 28 P3:11