

47516

MTC 42141-MG  
WARRANTY DEED Vol. 1797 Page 35036

TODD PULATIE,

Grantor(s) hereby grant, bargain, sell and convey to:  
 CHAD M. RAGER and CAROL J. RAGER, as tenants by the entirety,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:

Grantees herein, as part of the purchase price and consideration for this  
 deed, assume and agree to pay the indebtedness evidenced by that certain  
 Trust Deed made from TODD PULATIE to Norwest Mortgage, Inc., which Trust  
 Deed is recorded in the office of the County Clerk, in Volume M93, page  
 24654, Microfilm Records of Klamath County, Oregon. And for the same  
 consideration Grantees hereby assume the obligation of TODD PULATIE under  
 the terms of the instruments creating the loan to indemnify the Depart-  
 ment of Veterans Affairs to the extent of any claim payment arising from  
 the guaranty or insurance of the indebtedness above mentioned. This  
 liability to the Department of Veterans Affairs is under the authority of  
 Chapter 37, Title 38 of the United States Code, and supersedes any State  
 or local law barring or limiting deficiencies following foreclosure of  
 real property.

and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 43,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2218 AUTUMN AVENUE, KLAMATH FALLS, OR 97601

Dated this 22nd day of October, 1997.

Todd Pulatie  
 TODD PULATIE

STATE OF Oklahoma  
 COUNTY OF Tulsa SS. October 22 19 97  
 Personally appeared the above named TODD PULATIE

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Charlotte S. Madison  
 Notary Public for Oklahoma  
 My commission expires 12-12-2000

ESCROW NO. MT42141-MG

Return to:  
 CHAD M. RAGER  
 2218 AUTUMN AVENUE  
 KLAMATH FALLS, OR 97601

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

PARCEL 1:

Lots 10 and 11 in Block 1 of RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by deed recorded August 15, 1967 in Volume M67, page 6392, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Lots 8 and 9 in Block 1 of RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion described as Parcel 1 in Volume M67, page 3254, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day  
of October A.D., 19 97 at 11:29 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 35036.

FEE \$35.00

By Bernetha G. Latsch, County Clerk  
Kathleen Ross