



49514

97 DEC -3 P3:24

Vol. M97 Page 39450

## STATUTORY WARRANTY DEED

DOUGLAS F. WILLIAMS AND RONDA T. WILLIAMS, HUSBAND AND WIFE

conveys and warrants to JAMES W. FORD AND BETH A. FORD, HUSBAND AND WIFE, Grantor, Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 25 IN BLOCK 1 OF MOUNTAIN LAKES HOMESITES ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 12,000.00 (Here comply with the requirements of ORS 93.030)Dated this 2nd day of December 19 97.Douglas F. Williams  
DOUGLAS F. WILLIAMSRonda T. Williams  
RONDA T. WILLIAMSSTATE OF OREGON  
County of KLAMATH } ss.BE IT REMEMBERED, That on this 2nd day of December 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DOUGLAS F. WILLIAMS AND RONDA T. WILLIAMSknown 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.

Rachelle J. Crews  
Notary Public for Oregon.  
My Commission expires MARCH 1, 1998  
November 14, 1999Title Order No. K51619S  
Escrow No. K51619SAfter recording return to:  
JAMES W. FORD  
30310 ISLAND CIRCLE DRIVE  
KLAMATH FALLS, OR 97601  
Name, Address, Zip

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

JAMES W. FORD  
30310 ISLAND CIRCLE DRIVE  
KLAMATH FALLS, OR 97601  
Name, Address, ZipSTATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title  
on this 3rd day of December A.D., 1997  
at 3:24 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 39450

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy: