



49653

97 DEC -5 P3:12

Vol. M97 Page 39688

STATUTORY WARRANTY DEED

OLLIE FENTON, ALSO KNOWN AS OLLIE J. FENTON

conveys and warrants to ROBERT J. PETRIK, JR. AND WILMA M. PETRIK, HUSBAND AND WIFE, Grantor,

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

LOT 4, BLOCK 2, CLINTON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT
PORTION OF VACATED "B" STREET WHICH INURED THERETO.

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 \$ 82,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 05 day of December 19 97

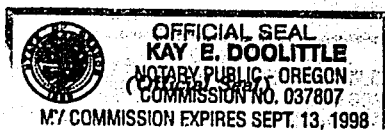
Ollie J. Fenton by James D. McMustrey (attorney-in-fact)
OLLIE J. FENTON

FORM No. 152—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath ss.

On this the 5th day of December, 19 97 personally appeared
James D. McMustrey
who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Ollie J. Fenton and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.



Before me:

Kay E. Doolittle
(Signature)

(Title of Officer)

Title Order No. K-51403Escrow No. K51403D

After recording return to:

ROBERT PETRICK

15521 SWISHER ROAD

MERRILL, OR 97633

Name, Address, Zip

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

ROBERT PETRICK

15521 SWISHER ROAD

MERRILL, OR 97633

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDING

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 5th day of December A.D., 1997at 3:12 o'clock P.M. and duly recordedin Vol. M97 of Deeds Page 39688

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.

K-51403-30-