

50924

Vol. M97 Page 42588Title Order No. 126970-SK  
Escrow No. 126970-SKK-51275

After recording return to:

Darin L. BeanP.O. Box 778Gilchrist, OR 97737

Name, Address, Zip

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

Darin L. BeanP.O. Box 778Gilchrist, OR 97737

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 31st day of December A.D., 1997  
at 1:19 o'clock P M. and duly recorded  
in Vol. M97 of Deeds Page 42588

Bernetha G. Letsch, County Clerk

By Pauline Mullender

Deputy.

Fee, \$30.00

## STATUTORY WARRANTY DEED

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

Lot 104, of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. R881597

Account 2409 020BC 01000

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record, and 1997-98 taxes

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 \$90,000.00.  
93.030)

(Here comply with the requirements of ORS

Dated this 29<sup>th</sup> day of October, 19 97.

ERNST BROTHERS L.L.C. an Oregon limited liability company, Exchanger

BY:

Wayne G. Ernst  
Wayne G. Ernst, Managing MemberSTATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on October 29<sup>th</sup>, 97,by Wayne G. Ernstas Managing Memberof Ernst Brothers, L.L.C.Lora A. Sappington  
Notary Public for OregonMy commission expires 12-7-99