



53920

'98 MAR -2 AM 11:12

Vol. 1998 Page 6663

## STATUTORY WARRANTY DEED

JEAN M. RIDENOUR

Grantor,

conveys and warrants to RICHARD V. RAJNUS AND DENICE M. RAJNUS, HUSBAND AND WIFE

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 \$ 60,000.00 (Here comply with the requirements of ORS 93.030)

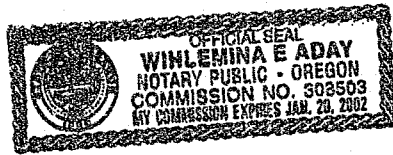
Dated this 19 day of February 19 98

X Jean M. Ridenour  
JEAN M. RIDENOUR

STATE OF OREGON } ss.  
County of Douglas

BE IT REMEMBERED, That on this 23rd day of February 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JEAN M. RIDENOUR

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE 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.



Winlemina E. Aday  
Notary Public for Oregon.  
My Commission expires 1/29/2002

Title Order No. K-51980  
Escrow No. K51980D

After recording return to:

RICHARD RAJNUS  
29387 DEMERRITT ROAD  
MALIN, OR 97632

Name, Address, Zip

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

RICHARD RAJNUS  
29387 DEMERRITT ROAD  
MALIN, OR 97632

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

Those portions of Government Lots 3 and 6, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Merrill-Malin Highway;

EXCEPTING THEREFROM that portion conveyed to Pacific Power & Light Company by instrument recorded in Deed Volume 67, page 224, Deed records of Klamath County, Oregon;

ALSO EXCEPT the following described parcel: Beginning at the Northeast corner of above described parcel; thence South 425 feet; thence West 600 feet; thence North 425 feet; and thence East 600 feet to the point of beginning;

AND ALSO EXCEPTING that portion conveyed to United States of America by Warranty Deed recorded November 14, 1991 in Volume M91, page 23879, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 2nd day  
of March A.D., 19 98 at 11:12 o'clock A.M., and duly recorded in Vol. M98  
of Deeds on Page 6663.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Kathleen Ross