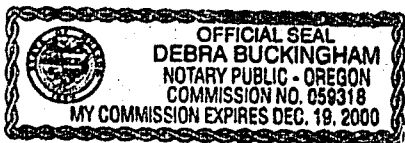




'98 JUN 23 P3:05

## STATUTORY WARRANTY DEED

CONRAD F. RAUM AND MARCIA L. RAUM

conveys and warrants to SPENCER L. MORSER AND CAROLYN M. MORSER, HUSBAND AND WIFE, Grantor,  
Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 9 AND THE NORTHERLY 50 FEET OF LOT 10, BLOCK 215, MILLS SECOND ADDITION TO  
THE CITY OF KLAMATH FALLS, 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 \$ 37,000.00 (Here comply with the requirements of ORS 93.030)Dated this 17 day of June 19 98Conrad F. Raum  
CONRAD F. RAUMMarcia L. Raum  
MARCIA L. RAUMSTATE OF OREGON  
County of KLAMATH } ss.BE IT REMEMBERED, That on this 17<sup>th</sup> day of June, 1998, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
CONRAD F. RAUM AND MARCIA L. RAUMknown to me to be the identical individual as 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.Debra Buckingham  
Notary Public for Oregon.  
My Commission expires 12/19/2000Title Order No. K-52497Escrow No. K52497D

After recording return to:

SPENCER L. MORSER1323 MARTIN STREETKLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent  
to the following address.SPENCER L. MORSER1323 MARTIN STREETKLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORD

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

FIRST AMERICAN TITLE

on this 23RD day of JUNE A.D., 19 98  
at 3:05 o'clock P.M. and duly recorded  
in Vol. M98 of DEEDS Page 21913BERNETHA G. LETSCH County Clerk  
By Kathleen Ross

Fee, \$30.00

Deputy.