



60684

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98 JUN 23 P3:06

STATUTORY WARRANTY DEED

RSD # 5098/1915354

AMERIQUEST MORTGAGE COMPANY F/L/A LONG BEACH MORTGAGE COMPANY

conveys and warrants to LEE V. CERRI, Grantor,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 \$ 76,000.00 (Here comply with the requirements of ORS 93.030)Dated this 28th day of May 19 98

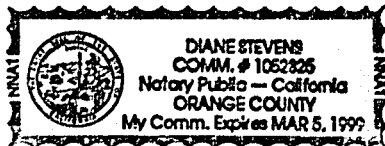
AMERIQUEST MORTGAGE COMPANY

By: Barbara Dzikowski
Barbara Dzikowski, Assistant Secretary
STATE OF OREGON California
County of Orange } ss.

Dawn L. Reynolds
Dawn L. Reynolds, Assistant Secretary

On this 28th day of May, 19 98, before me appeared Barbara Dzikowski, Asst. Secretary and Dawn L. Reynolds, Asst. Secretary both to me personally known, who being duly sworn, did say that he, the said Asst. Sec. President, and he, the said Assistant Secretary of AMERIQUEST MORTGAGE COMPANY the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and and acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Diane Stevens
Notary Public for Oregon/California
My Commission expires March 5, 1999

Title Order No. _____

Escrow No. K52422D

After recording return to:

LEE V. CERRI2745 NORTH 5TH STKLAMATH FALLS, OR

Name, Address, Zip

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

LEE V. CERRI2745 NORTH 5TH STKLAMATH FALLS, OR

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon.

A Tract of land situated in the Southwest Quarter of the Northwest Quarter of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 7 in Block 19 of the City of Malin extending thence West 80 feet along the South line extended of said Block 19 to West line of Fifth Street; thence North of the said West line 260 feet to the True Point of Beginning; thence continuing North 80 feet; thence North 89 degrees 46' West 138.72 feet to the East right of way line of Malin Irrigation District Canal; thence Southwest along said right of way line to a point that is North 89 degrees 46' West 149.97 feet from the point of beginning; thence South 89 degrees 46' East 149.97 feet to the point of beginning; thence South 89 degrees 46' East 149.97 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of FIRST AMERICAN TITLE the 23RD day
of JUNE A.D., 19 98 at 3:06 o'clock P M., and duly recorded in Vol. M98,
of DEEDS on Page 21920.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kristen Ross