



72167

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'98 DEC 29 AM 10:02

STATUTORY WARRANTY DEED

MT. SCOTT PROPERTIES

conveys and warrants to DAVID RAGAN AND KIMBERLY A. RAGAN, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
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.

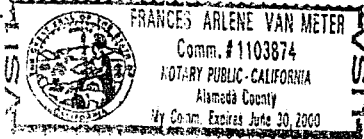
The true consideration for this conveyance is \$ 58,500.00 (Here comply with the requirements of ORS 93.030)Dated this 24 day of DEC 1998

MT. SCOTT PROPERTIES

X William J Barros
PRESIDENTSTATE OF OREGON CALIFORNIA
County of Alameda } ss.

On this 24th day of December, 1998, before me appeared William G. Barros
and _____ both to me personally
known, who being duly sworn, did say that he, the said Barros
is the President President, and he, the said _____
is the _____ Secretary of _____
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.

Frances Arlene Van Meter
Notary Public for Oregon, CA.
My Commission expires June 30, 2000Title Order No. K-53256-C
Escrow No. K53256C

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DAVID RAGAN
216 GREENRIDGE DRIVE
LAKE OSWEGO, OR 97035
Name, Address, Zip

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

DAVID RAGAN
216 GREENRIDGE DRIVE
LAKE OSWEGO, OR 97035
Name, Address, Zip

47419

EXHIBIT "A"

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

Block 1: Lots 12, 13, 14 and 17
Block 2: Lots 3, 17, 22 and 23
Block 4: Lots 9 and 10
Block 5: Lots 14 and 15
Block 7: Lots 2 and 7
Block 8: Lots 1 and 3
Block 9: Lots 8 and 9
Block 11: Lot 20
Block 12: Lot 10

Block 14: Lots 1, 3, 4
Block 15: Lots 2 and 14
Block 16: Lot 16
Block 17: Lot 12
Block 18: Lots 2, 6 and 14
Block 20: Lot 5
Block 22: Lots 6, 11 and 12
Block 23: Lots 11 and 12
Block 24: Lots 1, 2 and 3

Tract 1027 Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 29th day
of December A.D., 19 98 at 11:02 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47418

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Kathleen Rosa