

99 JAN 22 P2:08



STATUTORY WARRANTY DEED

MT. SCOTT PROPERTIES

conveys and warrants to DAVID RAGAN AND KIMBERLY D. RAGAN, HUSBAND AND WIFE, Grantor
_____, Grantee.

Lot(s) 1, Block 7, in Mt. Scott Meadows Subdivision, Tract No. 1027, aka Mt. Scott Flines, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were 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.

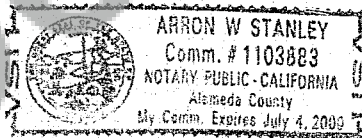
The true consideration for this conveyance is \$ 1,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of December, 1998

MT. SCOTT PROPERTIES

William J. Stanley, Notary

* This document is being re-recorded to correct initial of grantee



Title Order No. K-53256-C
Escrow No. K53256C Additional

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 a tax statement shall be sent to the following address:
DAVID RAGAN
216 GREENRIDGE DRIVE
LAKE OSWEGO, OR 97035
Name, Address, Zip

201 JAN 22 11:07 AM '99

ALL-PURPOSE ACKNOWLEDGMENT

3300

2333

State of California

County of Alameda } ss.

On 12-28-99 before me, ARRON W STANLEY
(DATE) (NOTARY)
personally appeared William GilBERT BARROS
SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Arnon W Stanley
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

STATUTORY WARRANTY Deed

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____ OTHER

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of FIRST AMERICAN TITLE the 22ND day
of JANUARY A.D. 1999 at 2:08 o'clock P. M., and duly recorded in Vol. M99
of DEEDS on Page 2332



INDEXED
D.L.L.

Linda Smith, County Clerk
by Kathleen Ross

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 29th day
of January A.D. 1999 at 11:07 o'clock AM, and duly recorded in Vol. M99
of Deeds on Page 3299

FEE \$10.00 Re-Recorded

Linda Smith, County Clerk
by Kathleen Ross