



'99 MAR 18 A9:33

STATUTORY WARRANTY DEED

RONALD E. GEPHART AND LOIS GEPHART, Claiming Successors of the Estate of Gary E. Gephart, deceased, Grantor,
conveys and warrants to ELDEN G. GOODNIGHT AND RUTH H. GOODNIGHT, husband and wife, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lots 1 and 2, Block 11, SPRAGUE RIVER VALLEY ACRES, 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; Those of site and record and those contained in the title insurance policy issued at closing.

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 \$ 36,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10th day of MARCH 1999

Ronald E. Gephart
RONALD E. GEPHART - Claiming Successor
Estate of Gary E. Gephart, deceased

Lois Gephart
LOIS GEPHART - Claiming Successor
Estate of Gary E. Gephart, deceased

STATE OF OREGON
County of _____ } ss.

BE IT REMEMBERED, That on this 10th day of March, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RONALD E. GEPHART AND LOIS GEPHART, Claiming Successors of the Estate of Gary E. Gephart, deceased

known to me to be the identical individual s 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.



Mary E. Clay
Notary Public for Oregon.
My Commission expires 5-17-02

Title Order No. K-53173-B
Escrow No. K53173B

After recording return to:
ELDEN G. GOODNIGHT
2706 231st LANE
OCEAN PARK, WA 98640
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address.
ELDEN G. GOODNIGHT
2706 231st LANE
OCEAN PARK, WA 98640
Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:
the 18th day of March A.D., 1999
at 9:33 o'clock A M., and duly recorded
in Vol. M99, of Deeds on Page 9473.
Linda Smith, County Clerk
By Kathleen Ross, Deputy
Fees, \$30.00