



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

James S. Sutton

HC 30 Box 85

Chemult, OR 97731

Until a change is requested all tax statements shall be sent to the following address:

James S. Sutton

HC 30 Box 85

Chemult, OR 97731

Escrow No. 994284

Title No. K-53991

State of Oregon, County of Klamath
Recorded 5/28/99, at 3:01 p.m.

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Linda Smith, County Clerk

Fee \$ 30.-

Linda Smith

STATUTORY WARRANTY DEED

Maxine G. Mitchell, Grantor, conveys and warrants to James S. Sutton, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 8, FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO: 2309 24B 500

This property is free of liens and encumbrances, EXCEPT:
Easements, Covenants, Conditions and Restrictions of record, if any.

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 \$50,000.00 (Here comply with the requirements of ORS 93.030)

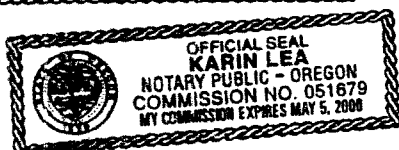
Dated this 27th day of MAY, 1999.

Maxine G. Mitchell

Maxine G. Mitchell

STATE OF OREGON
County of DESCHUTES } ss.

This instrument was acknowledged before me on this 27th day of MAY, 1999
by MAXINE G. MITCHELL



Karin Lea

Notary Public for Oregon

My commission expires: 5-5-2000