



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

First American Title

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

Escrow No. K54811V

Title No. K54811V

State of Oregon, County of Klamath
Recorded 12/28/99, at 3:15 p.m.
In Vol. M99 Page 50895
Linda Smith,
County Clerk Fee \$ 30⁰⁰

STATUTORY WARRANTY DEED

HERMAN S. PENDERGRAFT AND LAURA N. PENDERGRAFT, Husband and Wife, Grantor,
conveys and warrants to MELVIN N. FERRARESE AND JEANETTE E. FERRARESE, TRUSTEES
OF THE FERRARESE FAMILY TRUST, Grantee, the following described real property free of liens
and encumbrances, except as specifically set forth herein:

The S 1/2 NE 1/4 and N 1/2 SE 1/4 of Sec. 23, Township 38 South, Range 11 1/2 East of the
Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING any portion lying in roads and highways.

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 \$to convey title only (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of December, 1999.

Herman S. Pendergraft
Herman S. Pendergraft

Laura N. Pendergraft
Laura N. Pendergraft

STATE OF Oregon
County of Klamath

} ss.

This instrument was acknowledged before me on this 23rd day of December, 1999
by Herman S. Pendergraft and Laura N. Pendergraft

Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001

