



200 JAN 19 AM 10:28

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Larry Stewart
11630 Highway 39
Klamath Falls, OR 97603

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

Larry Stewart
11630 Highway 39
Klamath Falls, OR 97603

Escrow No. K54634V

Title No. K54634V

State of Oregon, County of Klamath

Recorded 1/19/00, at 10:28 a.m.

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Linda Smith,
County Clerk Fee\$ 21⁰⁰

STATUTORY WARRANTY DEED

William C. Ransom and Kristine Ransom, an estate in fee simple as tenants by the entirety as to an undivided one-half interest; and James H. Patton and Margie G. Patton, an estate in fee simple as tenants by the entirety as to an undivided one-half interest, Grantor, conveys and warrants to Larry Stewart an estate in fee simple as to an undivided one-half interest and Barry Thiriot an estate in fee simple as to an undivided one-half interest, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 19, 20, 21, 22, 23 and 24, and the North 45 feet of Lots 25, 26, 27, 28, 29 and 30, all in Block 2, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of alley vacated by Order of Vacation recorded August 8, 1957 in book 293, page 427, and recorded march 25, 1974 in Book M74, page 3704, Deed records of Klamath County, Oregon, which inured to said property.

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 \$300,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 14th day of January, 2000.

William C. Ransom
William C. Ransom

Kristine Ransom
Kristine Ransom

James H. Patton
James H. Patton

Margie G. Patton
Margie G. Patton

STATE OF OREGON
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 14th day of January, 2000
by William C. Ransom, Kristine Ransom, James H. Patton and Margie G. Patton

Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001

