



200 MAR 16 PM 2: 58

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

DAVID RAGAN

216 Greenridge Drive

Lake Oswego, OR 97035

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

DAVID RAGAN

216 Greenridge Drive

Lake Oswego, OR 97035

Escrow No. K54969V

Title No. K54969V

State of Oregon, County of Klamath

Recorded 3/16/00, at 2:58 p. m.

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Linda Smith,

County Clerk Fee \$ 21.00

### STATUTORY WARRANTY DEED

MT. SCOTT PROPERTIES, Grantor, conveys and warrants to David Ragan and Kimberly L. Ragan,  
husband and wife, Grantee, the following described real property free of liens and encumbrances, except  
as specifically set forth herein:

Lot 10, Block 24, TRACT 1027, MT SCOTT MEADOWS, 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.

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 18 day of JANUARY, 2000.

MT. SCOTT PROPERTIES

By: William G. Barros  
William G. Barros, Partner

STATE OF CALIFORNIA  
County of ALAMEDA

} ss.

This instrument was acknowledged before me on this 18 day of JAN, 2000  
by WILLIAM G. BARROS

Arron W. Stanley  
Notary Public for Oregon  
CALIFORNIA  
My commission expires: JULY 4, 2000

