

NA

C00-38  
SPECIAL WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. M99 Page 36111

NICHOLAS J. FISH, Grantor,  
conveys and specially warrants to DAVID & KIMBERLY L. RAGAN, Grantee,  
the following described real property free of encumbrances created or suffered by the Grantor except as specifically  
set forth herein, situated in KLAMATH County, Oregon to-wit:

200 APR 10 PM 3:03

LOT E, RESUBDIVISION OF TRACTS B AND C, FRONTIER TRACTS  
more particularly described as follows: Beginning on the North line of "M" St., said  
point being S. 1°11' W., 500.8 feet from the West Quarter corner of said Section 10;  
thence N. 89°17' E. 166.1 feet along said "M" St. to the True point of beginning; thence  
continuing along "M" St. N. 89°17' E. 160 feet; thence N. 0°09' E. to the South line of  
Varney Creek (Pitt Creek); thence West along said South line to a point N 0°09' E.  
of the true point of beginning; thence S. 0°09' W. to the true point of beginning.

RE-Recorded to correct Legal Description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free of all encumbrances created or suffered by the Grantor except THOSE OF RECORD

The true consideration for this conveyance is \$500.00 (Here comply with the requirements of ORS 93.030)

Dated this 30<sup>th</sup> day of August, 1999.

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.

Nicholas J. Fish

STATE OF OREGON, County of Clark ss.

This instrument was acknowledged before me on August 30, 1999,

by Nicholas J. Fish



Lail Leonard

Notary Public for Oregon  
My commission expires 9-26-01 Nevada

SPECIAL WARRANTY DEED

NICHOLAS J. FISH  
DAVID & KIMBERLY L. RAGAN GRANTOR  
11575 SW PACIFIC HWY #183 GRANTEE  
TIGARD, OR. 97223

GRANTEE'S ADDRESS, ZIP

After recording return to:

DAVID & KIMBERLY L. RAGAN  
11575 SW PACIFIC HWY #183  
TIGARD, OR. 97223

NAME, ADDRESS, ZIP

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

DAVID & KIMBERLY L. RAGAN  
11575 SW PACIFIC HWY #183  
TIGARD, OR. 97223

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/10/00, at 3:03 p.m.  
In Vol. M00 Page 11649  
Linda Smith,  
County Clerk Fee \$ 5.00

State of Oregon, County of Klamath  
Recorded 9/09/99, at 9:30 a.m.  
In Vol. M99 Page 36111  
Linda Smith,  
County Clerk Fee \$ 30.00

Ref

45 pp  
30 pp