This space reserved for recorder's use

Vel\_M00\_Page\_23366

State of Oregon, County of Klamath Recorded 06/27/00, at 3:50 p m. In Vol. M00 Page 3366 Linda Smith, County Clerk Fee\$ 2/00

## STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to Frank E. Sieglitz, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

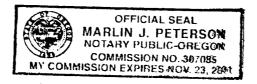
Lot 131 Tract 1318 - Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2409 19AD 1900 Key No. 881563

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record as shown on the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and Party Wall and Shared Driveway Maintenance Agreement recorded in Volume M00, page 20344, Klamath County Official Records.

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 \$28,000.00.	(Here comply with the requirements of ORS 93.030)
Dated thisday of	<u>2000</u> .
ERNST BROTHERS L.L.C. an Oregon limited liability company  BY: Wayne G. Ernst, Managing Member	
STATE OF OREGON, County of Klamath  This instrument was acknowledged before by Wayne G. Ernst as Managing Member	) ss. e me on, 00,
of Ernst Brothers, L.L.C.	
	Public for gregon mission expires 11-23-2001



Kal