

200 AUG 28 PM 3:09



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. K55846B

Title No. K55846B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/28/00, at 3:09 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 & wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 15 and 16 in Block 17, 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, 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 \$3,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of AUGUST, 2000.

Mt Scott Properties by William A Benor, Partner
Mt. Scott Properties

STATE OF CALIFORNIA
OREGON

County of Alameda

} ss.

This instrument was acknowledged before me on this 16 day of August, 2000
by Mt. Scott Properties

Evelyn M. Clark
Notary Public for Oregon

My commission expires: 3-5-2001

