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Vol. M99 Page 660299 FEB 25 P2:16
K-53658

STATUTORY WARRANTY DEED

PEGEEN S. FITZPATRICK

conveys and warrants to MICHAEL R. FORRESTER, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

Lot 15 in Block 3 in Tract 1264, FOURTH ADDITION TO NORTH HILLS, 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 \$ 215,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 20 day of February, 1999

Pegeen S. Fitzpatrick
PEGEEN S. FITZPATRICK

STATE OF OREGON
County of KLAMATH

} ss.

BE IT REMEMBERED, That on this 25 day of February, 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named PEGEEN S. FITZPATRICK

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Carol A. Linde
My Commission expires 8/15/00

Notary Public for Oregon.

Title Order No. K-53658-CEscrow No. K53658C

After recording return to:

MICHAEL FORRESTER5801 BASIN VIEWKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

MICHAEL FORRESTER5801 BASIN VIEWKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,
County of Klamath

Filed for record at request of:

FIRST AMERICAN TITLE

the 25TH day of FEBRUARY A.D., 99at 2:16 o'clock P M., and duly recordedin Vol. M99, of DEEDS on Page 6602

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee, 30.00