



1999 JUL 22 PM 2:58

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Gerald W. Townsend

~~332 Hunter Court~~

Klamath Falls, OR 97603

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

Gerald W. Townsend

~~332 Hunter Court~~

Klamath Falls, OR 97603

Escrow No. K54263B

Title No. K54263B

State of Oregon, County of Klamath
Recorded 7/22/99, at 2:58 p. m.

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Linda Smith,

County Clerk

Fees 30 - KR

STATUTORY WARRANTY DEED

Ken Katsuda, an estate in fee simple, Grantor, conveys and warrants to Gerald W. Townsend, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10, TRACT 1301 - BASIN VIEW ESTATES, 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 \$157,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 7 day of 20 - 99

Ken Katsuda

STATE OF OREGON

County of Deschutes

} ss.

This instrument was acknowledged before me on this 20 day of July, 99
by Ken Katsuda

Notary Public for Oregon



My commission expires: 9/18/99