



1999 JUL 30 PM 3:06

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jack Hansen4324 Barry DriveKlamath Falls, OR 97603

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

Jack Hansen4324 Barry DriveKlamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 7/30/99, at 3:06 p.m.In Vol. M99 Page 30569Linda Smith,

County Clerk

Fee \$ 30-00 RLEscrow No. K54098BTitle No. K54098B**STATUTORY WARRANTY DEED**

JOHN R. SELBY AND JANET R. SELBY, as qualified by the following language contained in the deed to the vestee herein: "husband and wife, as their community property under ORS 112.706 - 112.775", Grantor, conveys and warrants to Jack Hansen and Penny Hansen, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 in Block 3 of RIVER RANCH 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 \$25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of July, 1999.

John R. Selby
John R. Selby

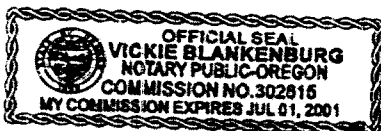
Janet R. Selby
Janet R. Selby

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 29th day of July, 1999
by John R. Selby and Janet R. Selby



Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001

30-