



1999 AUG -2 PM 3:08

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 30806

After recording return to:

Rachael L. Hill

13030 Antler Drive

Klamath Falls, OR 97603

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

Rachael L. Hill

13030 Antler Drive

Klamath Falls, OR 97603

Escrow No. K53981B

Title No. K53981B

State of Oregon, County of Klamath

Recorded 8/02/99, at 3:08 p. m.

In Vol. M99 Page 30806

Linda Smith,

County Clerk

Fee \$ 30- RA

### STATUTORY WARRANTY DEED

GLADYS E. SMITH, VIOLET FISHER AND ARDELLA SEAY, TRUSTEES OF THE GLADYS E. SMITH TRUST AS AMENDED BY THE FIRST AMENDMENT TO THE GLADYS E. SMITH TRUST DATED OCTOBER 22, 1996, an estate in fee simple, Grantor, conveys and warrants to Rachael Lynn Hill, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 88 feet of Lots 7 and 8 of Block 16, FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and also one-half of the vacated alley adjacent thereto, in 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 \$41,200.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of July 1999

x Violet F. Fisher  
Violet Fisher, Trustee

Ardella Seay, Trustee

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 29<sup>th</sup> day of July, 1999

by

Robert F. Hamblen  
at Carson, Washington 98610

Notary Public for ~~Oregon~~ <sup>WASHINGTON</sup>

My commission expires: November 15, 2000