



WARRANTY DEED

ASPEN TITLE ESCROW NO.:01050682

AFTER RECORDING RETURN TO:

Louis K. Moreno

2118 Greensprings Dr.
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Jane Sitko Usrey, who previously acquired title as Jane Sitko Dybevik, hereinafter called GRANTOR(S), convey(s) and warrants to Louis K. Moreno, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3, Block 3, RIVERVIEW ADDITION, in the County of Klamath, State of Oregon.

CODE 4 MAP 3909-5CD TAX LOT 7400

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$55,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of January 2000.

Jane Sitko Usrey
JANE SITKO USREY

STATE OF OREGON, County of Klamath)ss.

On January 11, 2000, personally appeared Jane Sitko Usrey who acknowledged the foregoing instrument to be her voluntary act and deed.

Trisha L. Powell
Notary Public for OREGON
My Commission Expires: October 4, 2002



State of Oregon, County of Klamath
Recorded 1/11/00, at 3:21 p.m.
In Vol. M00 Page 1012
Linda Smith,
County Clerk Fee \$ 21.00

A/24 ✓