



200 FEB -3 AM 11: 07

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After recording return to:

James E. Pritchard

345 North 6th St.

Klamath Falls, OR 97601

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

James E. Pritchard

345 North 6th St.

Klamath Falls, OR 97601

Escrow No. K55101V

Title No. K55101V

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 2/03/00, at 11:07 a.m.

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Linda Smith,

County Clerk

Fee\$ 26<sup>00</sup>

### STATUTORY WARRANTY DEED

Steven E. Whitman and Cindy K. Whitman, husband and wife, Grantor, conveys and warrants to James E. Pritchard, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION DISCLOSED AS EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 \$35,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1<sup>st</sup> day of February, 2000.

Steven E. Whitman

Steven E. Whitman

Cindy K. Whitman

Cindy K. Whitman

STATE OF OREGON

County of KLAMATH

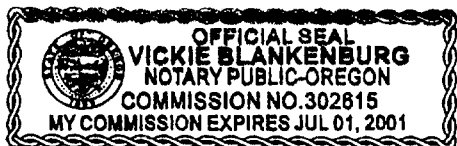
} ss.

This instrument was acknowledged before me on this 1<sup>st</sup> day of February, 2000  
by Steven E. Whitman and Cindy K. Whitman

Vickie Blankenburg

Notary Public for Oregon

My commission expires: 7-01-2001



K 26-

1 of 2

EXHIBIT "A"

3570

A portion of Lots 5 and 6 in Block 41 of Nichols Addition 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, more particularly described as follows:

Beginning at the Northwest corner of Block 41 in Nichols Addition to the City of Klamath Falls, Oregon; running thence Easterly 90 feet along the Southerly line of Washington Street; thence Southerly parallel with Sixth Street 35 feet; thence Westerly parallel with Washington Street 90 feet; thence Northerly along the line of Sixth Street 35 feet to the point of beginning, situate in the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial  
Copy