



After recording return to:

CLAUDIA DANETTE CAREY

3847 HOPE STREET

KLAMATH FALLS, OR 97603

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

SAME AS ABOVE

Escrow No. K55151C

Title No. K55151C

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M00 Page 4984

State of Oregon, County of Klamath

Recorded 2/16/00, at 2:52 p m.

In Vol. M00 Page 4984

Linda Smith,

County Clerk Fee\$ 21⁰⁰

2000 FEB 16 PM 2:52

STATUTORY WARRANTY DEED

Gary S. Tratz and Carol J. Tratz, husband and wife, Grantor, conveys and warrants to Claudia Danette Carey, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 in Block 7 of Second Addition to Bureker Place, 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:

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 \$134,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10th day of February, 2000.

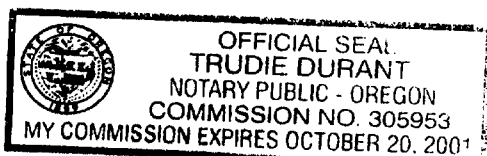
Gary S. Tratz
Gary S. Tratz

Carol J. Tratz
Carol J. Tratz

STATE OF Oregon
County of Klamath

} ss.

This instrument was acknowledged before me on this 10th day of February, 2000
by Gary S. Tratz and Carol J. Tratz



Trudie Durant

Notary Public for Oregon

My commission expires: 10-20-01

K 21