



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Sandra M. Zaida

1015 Pacific Terrace

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 3/28/00, at 11:07 a m.

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Linda Smith,

County Clerk Fee\$ 2.00

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

Sandra M. Zaida

1015 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. K55304B

Title No. K55304B

STATUTORY WARRANTY DEED

Karl Wenner and Anne Wenner, an estate in fee simple as tenants by the entirety, and Josephine Wenner, an estate in fee simple, not as tenants in common, but with rights of survivorship.

, Grantor, conveys and warrants to Sandra^{Maria} Zaida, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4, Block 50 of Hot Springs 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

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 \$108,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 22 day of March, 2000.

Karl Wenner

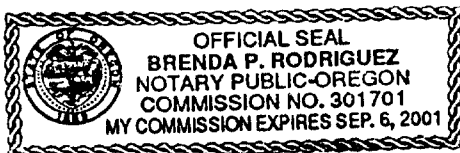
Anne Wenner

Josephine Wenner

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 22 day of March, 2000
by Karl Wenner and Anne Wenner and Karl Wenner for Josephine Wenner as Attorney in fact



Notary Public for Oregon

My commission expires: 9-6-01