



200 MAY -4 PM 2: 53

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Warren R. Fitzgerald

P O Box 850

Dallas, OR 97338

State of Oregon, County of Klamath  
Recorded 05/04/00, at 2:53 p.m.

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Linda Smith,

County Clerk Fee \$ 21.00

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

Warren R. Fitzgerald

P O Box 850

Dallas, OR 97338

Escrow No. 994800

Title No. K-55022

### STATUTORY WARRANTY DEED

Harold G. Dempsey, Grantor, conveys and warrants to Warren R. Fitzgerald and Dale E. Fitzgerald, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6, TRACT 1352, SUN COUNTRY ESTATES, 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:  
Easements, Covenants, Conditions and Restrictions of record, if any.

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 \$29,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 12<sup>th</sup> day of April, 2000

Harold G. Dempsey

By: Harold G. Dempsey

STATE OF OREGON

County of Marion

} ss.

This instrument was acknowledged before me on this 12<sup>th</sup> day of APRIL, 2000  
by HAROLD G. DEMPSEY



Laura Doran  
Notary Public for Oregon

My commission expires: Aug 9<sup>th</sup> 2003

K21-