



200 JUL 21 AM 11:02

After recording return to:

James C. Dernbach

17514 Ponderosa Lane

Klamath Falls, OR 97601

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

James C. Dernbach

17514 Ponderosa Lane

Klamath Falls, OR 97601

Escrow No. K55788B

Title No. K55788B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 26773

State of Oregon, County of Klamath

Recorded 07/21/00, at 11:02 A.m.

In Vol. M00 Page 26773

Linda Smith,

County Clerk Fee\$ 21.00

### STATUTORY WARRANTY DEED

James Francis Christina and Judith Jo Christina as Initial Co-Trustees of the CHRISTINA FAMILY TRUST DATED JUNE 23, 1994, Grantor, conveys and warrants to James C. Dernbach and Connie I. Dernbach, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11 in Block 23 Tract No. 1005, Fourth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/2 interest in the well and pump located on Lot 1 Block 15 of First Addition to Klamath River Acres, also together with an easement for the purposes of access to said well

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 \$15,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20<sup>th</sup> day of July, 2000.

James Francis Christina Trustee  
James Francis Christina

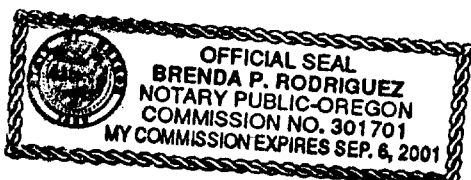
Judith Jo Christina, Trustee  
Judith Jo Christina

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 20<sup>th</sup> day of July, 2000 by James Francis Christina and Judith Jo Christina as Initial Co-Trustees of the Christina Family Trust dated June 23, 1994



Brenda P. Rodriguez  
Notary Public for Oregon

My commission expires: 09/06/2001

K21-