



After recording return to:

Tony Recino
4725 Climax Ave
Klamath Falls, OR 97603

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

Tony Recino
4725 Climax Ave
Klamath Falls, OR 97603

Escrow No. K55824B

Title No. K55824B

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY WARRANTY DEED

Robert Lander, an estate in fee simple, Grantor, conveys and warrants to Tony Recino and Anna Recino, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked 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 \$26,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of August, 2000.

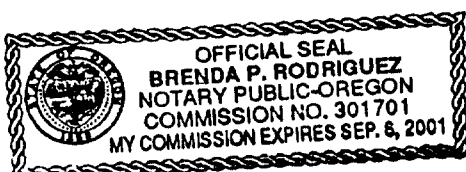
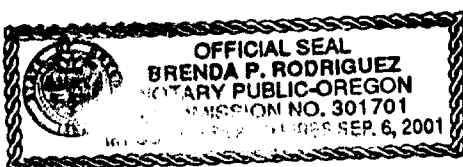
Robert Lander
 Robert Lander

STATE OF OREGON
 County of Klamath } ss.

This instrument was acknowledged before me on this 1st day of August, 2000
 by Robert Lander

Brenda P. Rodriguez
 Notary Public for Oregon

My commission expires: 09/06/2001



K26-

EXHIBIT "A" LEGAL DESCRIPTION

That portion of Lots 30 and 31 in Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon described as follows:

Commencing at the most Northerly corner of Lot 30, Block 18, INDUSTRIAL ADDITION to the city of Klamath Falls, being at the intersection of Oak Street and Martin Street in said City; thence running in a Southwesterly direction along the Westerly line of said Lot 30, and parallel with Oak Street, a distance of 38.4 feet, which is the true point of beginning of the description of the land herein conveyed; thence at right angles to Oak Street and said Westerly line of Lot 30, running in a Southeasterly direction, a distance of 56.0 feet crossing Lots 30 and 31 to the most Easterly line of said Lot 31 to a point; thence at right angles and running in a Southwesterly direction along the Easterly line of lot 31 and parallel to Oak Street, a distance of 38.4 feet to a point; thence at right angles and running in a Northwesterly direction, a distance of 56.0 feet to a point located on the most Southerly side of Oak Street and the most Westerly line of said Lot 30; thence Northerly and parallel with Oak Street and along the most Westerly line of said Lot 30, a distance of 38.4 feet to the point of beginning. Being an oblong tract of land 56 feet by 38.4 feet crossing Lots 30 and 31 of said Block 18 in said addition, and being the central portion of said lots, all according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 08/01/00, at 3:08 p. m.

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Linda Smith,

County Clerk Fee \$ 26⁰⁰