



After recording return to:

Ronald G. Nathlich

942 NE Darnielle Drive

Hillsboro, OR 97124

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

Ronald G. Nathlich

942 NE Darnielle Drive

Hillsboro, OR 97124

Escrow No. 00170600

Title No. K-55825

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/28/00, at 11:08 a. m.

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Linda Smith,

County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

James A. Smejkal, Grantor, conveys and warrants to Ronald G. Nathlich and Margret E. Nathlich, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6, Block 2, Tall Pines Estates, according to the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

2000-2001 taxes, a lien not yet payable; As disclosed by the assessment and tax roll, the premises herein have been specially assessed for forest use. If the land becomes disqualified for this special assessment under the statutes, an additional tax plus interest and penalty will be levied and the buyers herein agree to pay said amounts; Rights of the public and of governmental bodies in and to that portion of the property lying below the high water mark of the Little Deschutes River; Restrictions shown on the recorded plat; Declaration of Conditions and Restrictions recorded June 15, 1984 in Volume M84 page 10072, Addendum recorded April 24, 1998 in Volume M98 page 13696; Agreement for Installation of Electric Facilities recorded 12-11-1998 in volume M98 page 45408.

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 \$42,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of August, 2000.

James A. Smejkal by Robert A. Smejkal
James A. Smejkal his attorney in fact

STATE OF OREGON

County of Washington Lane } ss.

This instrument was acknowledged before me on this 24 day of August, 2000
by ~~James A. Smejkal~~ Robert A. Smejkal, as Attorney-in-Fact
for James A. Smejkal



Dorothy Larkins
Notary Public for Oregon

My commission expires: 3-03-03