



200 SEP -1 11:18

After recording return to:

John R. Earp

P.O. BOX 302

BONANZA, OREGON 97623

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

John R. Earp

P.O. BOX 302

BONANZA, OREGON 97623

Escrow No. K55920P

Title No. K-55920

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 32277

State of Oregon, County of Klamath

Recorded 09/01/00, at 11:18 a m.

In Vol. M00 Page 32277

Linda Smith,

County Clerk Fee\$ 21<sup>00</sup>

### STATUTORY WARRANTY DEED

Bonnie J. Watson, Grantor, conveys and warrants to John R. Earp, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 9 & 10, Block 14, First Addition to the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk, 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 \$32,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1 day of September, 2000.

Bonnie J. Watson

Bonnie J. Watson

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 1 day of September, 2000 by Bonnie J. Watson



Patricia M. Johnson  
Notary Public for Oregon

My commission expires: Aug 4, 2004