



200 SEP 14 PM 2:16

After recording return to:  
Joseph E. Chavez and Vickie L. Chavez

905 Washburn Way  
Klamath Falls, Oregon 97603

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

Joseph E. Chavez and Vickie L. Chavez  
905 Washburn Way  
Klamath Falls, Oregon 97603

Escrow No. K55482P

Title No. K55482P

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 33618

State of Oregon, County of Klamath  
Recorded 09/14/00, at 2:16 P m.  
In Vol. M00 Page 33618  
Linda Smith,  
County Clerk Fee \$ 21.00

### STATUTORY WARRANTY DEED

Don Van Christensen and Lon Wake Christensen, Grantor, conveys and warrants to Joseph E. Chavez and Vickie L. Chavez, HUSBAND & WIFE, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:


Lot 15 Old Orchard Manor, 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: 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.

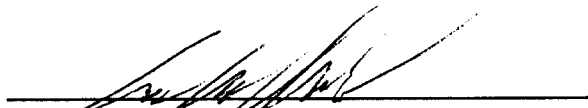
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$94,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 23<sup>rd</sup> day of August, 2000.



Don Van Christensen

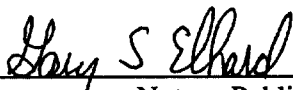


Lon Wake Christensen

STATE OF California  
~~OREGON~~  
County of San Diego

} ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of August, 2000  
by Lon Wake Christensen and Don Van Christensen

  
Notary Public for Oregon  
California  
My commission expires: 2-10-2004

