



2000 SEP 15 PM 3:48

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Dennis E. Winn

P.O BOX 823

KLAMATH FALLS, OREGON 97601

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

Dennis E. Winn

P.O BOX 823

KLAMATH FALLS, OREGON 97601

Escrow No. K55986P

Title No. K-55986

State of Oregon, County of Klamath

Recorded 09/15/00, at 3:48 P.m.

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Linda Smith,

County Clerk Fee \$ 21.00

### STATUTORY WARRANTY DEED

Michael E. Hitz, Grantor, conveys and warrants to Dennis E. Winn and Carolyn Winn, husband & wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 of Tract 1306, Second Addition to North Ridge Estates, 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 \$33,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13<sup>th</sup> day of SEPTEMBER, 2000.

Michael E. Hitz  
Michael E. Hitz

ALASKA  
STATE OF OREGON

County of \_\_\_\_\_ } ss.

4th JUDICIAL DISTRICT

This instrument was acknowledged before me on this 13<sup>th</sup> day of September, 2000  
by Michael E. Hitz

NOTARY PUBLIC

JUDITH A. HARRISON

STATE OF ALASKA

Judith A. Harrison  
Notary Public for Oregon  
ALASKA  
My commission expires: 9-24-03

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