



200 SEP 15 PM 3:48

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Eddie L. Wilcher

P.O. Box 240

Keno, OR 97627

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

Eddie L. Wilcher

P.O. Box 240

Keno, OR 97627

Escrow No. K55992B

Title No. K55992B

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

Wolforde E. Kiser and Cora V. Kiser, Trustees of the Kiser Living Trust dated September 4, 1994, an estate in fee simple, Grantor, conveys and warrants to Eddie L. Wilcher and Melanie L. Wilcher and Sierra Developments, L.L.C., all as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That part of the South 10 acres of the NW1/4 NE1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly ^{OF THE WESTERLY} line of the Klamath Falls-Weed Highway. EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation Highway Division, as evidenced by Warranty Deed, recorded March 10, 1992 in Volume M92 Page 5035, Deed records 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 \$55,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of September, 2000.

Wolforde E. Kiser Trustee

Wolforde E. Kiser, Trustee

Cora V. Kiser Trustee

Cora V. Kiser, Trustee

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 15 day of September, 2000 by Wolforde E. Kiser and Cora V. Kiser, Trustees of the Kiser Living Trust, dated September 4, 1994



Patricia M. Johnson

Notary Public for Oregon

My commission expires: 09/06/2001 08/04/04

K21-