



## WARRANTY DEED

Vol. M00 Page 46497

ASPEN TITLE ESCROW 01052107

AFTER RECORDING RETURN TO:  
TOM VERTEL  
38510 MODOC POINT ROAD  
CHILOQUIN, OR 97624

State of Oregon, County of Klamath  
Recorded 12/27/00, at 3:02 p.m.  
In Vol. M00 Page 46497  
**Linda Smith,**  
County Clerk Fee \$ 21.00

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BRUCE T. OWEN SHELLI D. OWEN, hereinafter called GRANTOR(S),  
convey(s) and warrants to TOM VERTEL, an estate in fee simple,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

GOVERNMENT LOT 26, SITUATED IN SECTION 5, TOWNSHIP 35 SOUTH,  
RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF  
KLAMATH, STATE OF OREGON.

CODE 138 MAP 3507-500, TAXLOT 1200  
CODE 138 MAP 3507-500, TAXLOT 1300

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$34,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 20 day of December, 2000.

Bruce T. Owen  
BRUCE T. OWEN

Shelli D. Owen  
SHELLI D. OWEN

STATE OF Oregon, County of Jackson ss.

On December 20, 2000, personally appeared  
Bruce T. Owen & Shelli D. Owen who  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Lisa G. Moore  
Notary Public for Oregon  
My Commission Expires: 8-25-02

