



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Daniel R. Wagnier
1290 Prarie Grass Ave. NE
Keizer, OR 97303

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

Daniel R. Wagnier
1290 Prarie Grass Ave. NE
Keizer, OR 97303

Escrow No. 270270KZ

Title No. K-56354M

2001 FEB 28 PM 3:27

STATUTORY WARRANTY DEED

JAY BLOOM and SCHERLIE K. BLOOM, an estate in fee simple as tenants by the entirety, Grantor, conveys and warrants to DANIEL R. WAGNIER and KRIS A. WAGNIER, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11, Block 2, CRESCENT MEADOWS, 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, IMPOSED BY INSTRUMENT CONTAINED IN THE DEDICATION OF CRESCENT MEADOWS; DECLARATION OF COVENANTS AND RESTRICTIONS CRESCENT MEADOWS, RECORDED OCTOBER 20, 1970 IN VOLUME M70 PAGE 9343, DEED RECORDS OF KLAMATH COUNTY, OREGON.

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 \$95,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of February, 2001.

Jay L. Bloom

Jay Bloom

Scherlie K. Bloom

Scherlie K. Bloom

STATE OF OREGON

County of Marion

} ss.

This instrument was acknowledged before me on this 21st day of February, 2001 by Jay Bloom and Scherlie K. Bloom



Sandra L. Murphy

Notary Public for Oregon

My commission expires: 03/22/2004

State of Oregon, County of Klamath

Recorded 02/28/01, at 3:27 p.m.

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Linda Smith,

County Clerk Fee \$ 21.00

K21-