



After recording return to:

Toni Fontes
3725 Cortez Street
Klamath Falls, OR 97601

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

Toni Fontes
3725 Cortez Street
Klamath Falls, OR 97601

Escrow No. K56747S

Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 03/21/01, at 11:05 a.m.
In Vol. M01 Page 11269
Linda Smith,
County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

Brian L. Hansen and Carolyn J. Hansen, as tenants by the entirety; Grantor, conveys and warrants to Toni Fontes, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12 in Block 3 of Lenox, 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 \$36,109.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of March, 2001.

Brian L. Hansen

Brian L. Hansen

Carolyn J. Hansen

Carolyn J. Hansen

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 20th day of March, 2001
by Brian Hansen and Carol Hansen



Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03