

'01 MAR 30 AM 11:01



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 12874

After recording return to:

Jamie M. Valdez

6727 Shasta Way

Klamath Falls, OR 97603

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

Jamie M. Valdez

6727 Shasta Way

Klamath Falls, OR 97603

Escrow No. K56725P

Title No. K-56725-P

STATUTORY WARRANTY DEED

Robert G. Nau Jr. and Sharon K. Nau, Grantor, conveys and warrants to Jamie M. Valdez and Joaquin F. Valdez, husband & wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION DISCLOSED AS EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 \$117,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30th day of March, 2001.

Robert G. Nau, Jr.

Sharon K. Nau

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 30th day of March, 2001 by Robert G. Nau Jr. and Sharon K. Nau

Notary Public for Oregon

My commission expires: 8-2-03



EXHIBIT "A"

Lot 7 and a portion of Lot 8, Block 4, Second Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 8; thence North 134.37 feet to the Northwest corner of said Lot 8; thence South 04°40'55" East 134.76 feet to the South line of said Lot 8, also being the Northerly right of way line of Shasta Way; thence South 89°42'00" West 11.00 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 03/30/01, at 11:01 a m.
In Vol. M01 Page 12874
Linda Smith,
County Clerk Fee\$ 26⁰⁰