



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01052547

AFTER RECORDING RETURN TO:  
VERONICA L. GAREE  
10751 VINCENT DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 04/06/01, at 2:39 p.m.  
In Vol. M01 Page 14285  
Linda Smith,  
County Clerk Fee \$ 21.00

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

RYAN B. WEIDER, hereinafter called GRANTOR(S), convey(s) and  
warrants to VERONICA L. GAREE, AN ESTATE IN FEE SIMPLE,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

UNIT NUMBER 10751, (VINCENT DRIVE), TRACT 1336, FALCON HEIGHTS  
CONDOMINIUM, STAGE 1, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 164, MAP 3909-3400, TAXLOT 90119

"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  
\$56,950.00.

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 15th day of March, 2001.

Ryan B. Weider  
RYAN B. WEIDER

STATE OF OREGON, County of Klamath ss.

On March 15, 2001, personally appeared Ryan B. Weider who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Vickie Blankenburg  
Notary Public for OREGON  
My Commission Expires: 7/01/01

