



WARRANTY DEED

State of Oregon, County of Klamath
Recorded 04/10/01, at 3:13 p. m.
In Vol. M01 Page 14775
Linda Smith,
County Clerk Fee\$ 21⁰⁰

ASPEN TITLE & ESCROW, INC. #01052558
AFTER RECORDING RETURN TO:
MEGAN L. CAPPE

3829 Bristol Court
Klamath Falls, OR. 97603

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

SUSAN KROUSE, hereinafter called GRANTOR(S), convey(s) and
warrants to MEGAN L. CAPPE, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

LOT 22, SUMMERS PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON
CODE 41 MAP 3909-10DA TL 5700

"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
\$59,750.00.

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 10 day of APRIL, 2001

Susan Krouse by Billie Kezer her attorney
SUSAN KROUSE in fact

STATE OF OREGON, County of Klamath)ss.

On April 10, 2001, personally appeared the above named

Billie Kezer as attorney in fact for
Susan Krouse

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-2005

