

01 APR 20 AM 11:20



After recording return to:

Charles C. Kappas

6527 Valhalla

Klamath Falls, OR 97603

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

Charles C. Kappas

6527 Valhalla

Klamath Falls, OR 97603

Escrow No. K56728B

Title No. K56728B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M01 Page 17421

State of Oregon, County of Klamath

Recorded 04/20/01, at 11:20 a.m.

In Vol. M01 Page 17421

Linda Smith,

County Clerk Fee \$ 2.00

STATUTORY WARRANTY DEED

Beverly Ann Fenton, an estate in fee simple, Grantor, conveys and warrants to Charles C. Kappas and Shirley F. Kappas, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

East 60 feet of Lot 2 in Block 13 Riverside Addition to the City of Klamath Falls, Oregon, 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 \$30,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of April, 2001.

Beverly Ann Fenton by
Beverly Ann Fenton by

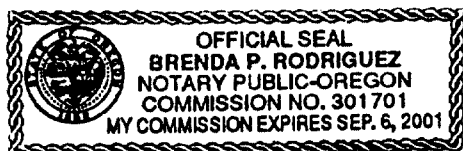
Janine Sundet, Atty in fact
Janine Sundet, Attorney in fact

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 20 day of April, 2001
by Beverly Ann Fenton by Janine Sundet, Attorney in Fact



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-01

K21