

01 APR 27 PM 3:13



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 18972

After recording return to:

Kim A. Pine

700 N 3rd Street

Klamath Falls, OR 97601

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

Kim A. Pine

700 N 3rd Street

Klamath Falls, OR 97601

Escrow No. K56748S

Title No. K56748S

STATUTORY WARRANTY DEED

Jean Capell, Grantor, conveys and warrants to Kim A. Pine, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$41,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 26th day of April, 2001

Jean Capell

Jean Capell

STATE OF WASHINGTON

County of KLAMATH

} ss.

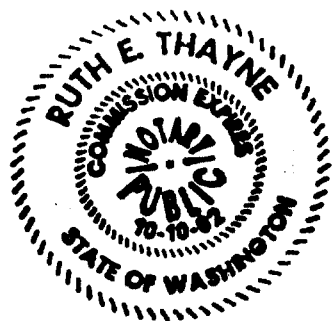
This instrument was acknowledged before me on this 26th day of April, 2001 by Jean Capell

Ruth E. Thayne

Notary Public for Oregon

My commission expires: 10-10-2003

Residing in Shelton, WA



RUTH E. THAYNE

K26-

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Easterly corner of Lot 10 in Block 27 of FIRST ADDITION to Klamath Falls, Oregon; thence in a Northwesterly direction along the Westerly line of Third Street 38 feet; thence Southwesterly parallel with Grant Street 70 feet; thence Southeasterly parallel with Third Street 38 feet to the Northerly line of Grant Street; thence Northwesterly along the Northerly line of Grant Street 70 feet to the place of the beginning, being a part of Lots 9 and 10 in said Block and Addition.

State of Oregon, County of Klamath
Recorded 04/27/01, at 3:13 p m.
In Vol. M01 Page 18972
Linda Smith,
County Clerk Fee\$ 26⁰⁰