

01 APR 27 PM 3:14



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Donald E. Wilhite

1010 Pine Grove Road

Klamath Falls, OR 97603

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

Donald E. Wilhite

1010 Pine Grove Road

Klamath Falls, OR 97603

Escrow No. K56928S

Title No. K56928-S

STATUTORY WARRANTY DEED

Neota A. Olson, Grantor, conveys and warrants to Donald E. Wilhite, 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 \$25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of April, 2001.

x Neota A. Olson
Neota A. Olson

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 27th day of April, 2001
by Neota A. Olson

Stacy Hilferty
Notary Public for Oregon
My commission expires: P203



K26-

LEGAL DESCRIPTION

The Northerly 125 feet of Lot 12 of Block 28 of HOT SPRINGS ADDITION to the City of Klamath Falls, 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 on the Southerly line of Portland Street at the Northeast corner of said Lot 12; thence Southerly along the Easterly line of said Lot 12, a distance of 125 feet; thence Westerly and parallel with Portland Street to the Westerly line of said Lot 12; thence Northerly along said Westerly line of said Lot 12; a distance of 125 feet to the Southerly line of Portland Street; thence Easterly along said Southerly line of Portland Street, to the place of beginning.

State of Oregon, County of Klamath
Recorded 04/27/01, at 3:14 p m.
In Vol. M01 Page 18486
Linda Smith,
County Clerk Fee\$ 26⁰⁰