

01 MAY 10 PM 3:34



After recording return to:

Phyliss A. Nardin

1527 Wilford Avenue

Klamath Falls, OR 97601

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

Phyliss A. Nardin

1527 Wilford Avenue

Klamath Falls, OR 97601

Escrow No. K56886S

Title No. K56886S

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY WARRANTY DEED

Winifred C. Hartshorn, Grantor, conveys and warrants to Phyllis A. Nardin, 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 \$37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of May 2001.

Winifred C. Hartshorn
Winifred C. Hartshorn

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 9th day of May, 2001
by Winifred C. Hartshorn

Stacy Hilferty

Notary Public for Oregon

My commission expires: 8-20-03



K26-

LEGAL DESCRIPTION

Lot 7 Block 13, FAIRVIEW 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.

AND ALSO a parcel situate in Section 29, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southeast corner of Lot Seven, Block Thirteen, Fairview Addition; thence North fifty feet; thence East forty four feet; thence South fifty feet; thence West forty four feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 05/10/01, at 3:34 p. m.
In Vol. M01 Page 21585
Linda Smith,
County Clerk Fee\$ 26⁰⁰