

01 MAY 23 PM 3:00



After recording return to:

Nicola J. Cherry

3507 Beverly Drive

Klamath Falls, OR 97603

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

Nicola J. Cherry

3507 Beverly Drive

Klamath Falls, OR 97603

Escrow No. K56968B

Title No. K56968B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/23/01, at 3:00 p. m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

Sharon Lee French, Grantor, conveys and warrants to Nicola J. Cherry, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1, 2 and 3 in Block 2 of Beverly Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVINGS and EXCEPTING THEREFROM any portion lying within the Boundaries of Burns Street.

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 \$195,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 18 day of May, 2001.

Sharon Lee French

STATE OF OREGON

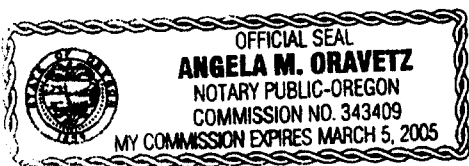
County of Klamath

} ss. Multnomah

This instrument was acknowledged before me on this 18th day of May, 2001 by Sharon Lee French

Angela M. Oravetz
Notary Public for Oregon

My commission expires: 09/06/2001



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