

10:01 JUN 6 PM 1:47



After recording return to:

Brian M. Ryckewaert

112 N. Cypress Ave

San Jose, CA 95117

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

Brian M. Ryckewaert

112 N. Cypress Ave

San Jose, CA 95117

Escrow No. K57001S

Title No. K57001S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M01 Page 26655

State of Oregon, County of Klamath

Recorded 06/06/01, at 1:47 p. m.

In Vol. M01 Page 26655

Linda Smith,

County Clerk Fee\$ 21.00

STATUTORY WARRANTY DEED

William R. Switzer and Marion L. Switzer, as tenants by the entirety; Grantor, conveys and warrants to Brian M. Ryckewaert and Janeene H. Smith, not as tenants in common but with rights of survivorship; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

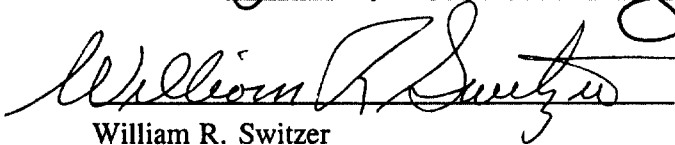
Lots 4, 17 and 18 of PONDOSA, according to the official plat thereof on file of Klamath County, Oregon.

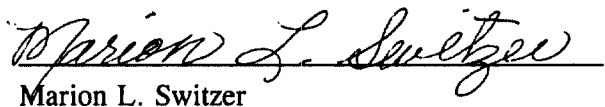
This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$165,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of May, 2001.


William R. Switzer


Marion L. Switzer

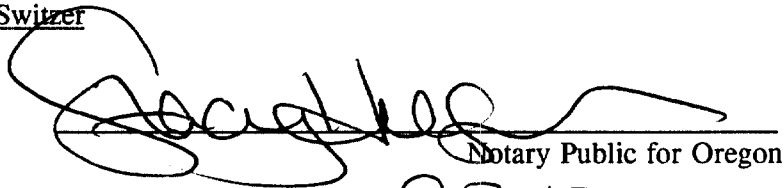
STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 25th day of May, 2001
by William R. Switzer and Marion L. Switzer




Notary Public for Oregon

My commission expires: 8-2-03

K21-