

01 JUL 5 AM 11:00



After recording return to:

Charles Hepp

PO Box 5211

Klamath Falls, OR 97601

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

Charles Hepp

PO Box 5211

Klamath Falls, OR 97601

Escrow No. K57136S

Title No. K57136S

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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/05/01 at 11:00 A m.

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Linda Smith,

County Clerk Fee \$ 21.00

### STATUTORY WARRANTY DEED

Kevin D. Platte and Darla K. Platte, as tenants by the entirety; Grantor, conveys and warrants to Charles J. Hepp and Lucinda J. Hepp, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 28 in Block 5 of Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk 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 \$161,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of July, 2001.

Kevin D. Platte by Darla K. Platte Attorney in Fact

Kevin D. Platte by Darla K. Platte, Attorney  
In Fact

Darla K. Platte  
Darla K. Platte

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 5th day of July, 2001  
by Kevin D. Platte and Darla K. Platte Individually & as Attorney in fact for Kevin D.



My commission expires:

Stacy Hilferty  
Notary Public for Oregon

8-2-03

\$21K