

01 JUL 5 AM 11:00



THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/05/01 at 11:00 A m.
In Vol. M01 Page 32578
Linda Smith,
County Clerk Fee \$ 21.00

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

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

Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03



#21K