

'01 JUL 10 PM2:00

After Recording Return to:  
**JANE E. RIDER**  
 1170 Eagle Court  
 Klamath Falls, OR 97601  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**JANE E. RIDER**  
 1170 Eagle Court  
 Klamath Falls, OR 97601

Vol M01 Page 33435

**WARRANTY DEED**  
 (INDIVIDUAL)

**BRIAN D. EMMEN**, herein called grantor, convey(s) to **JANE E. RIDER**, an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 13, Block 6, FIRST ADDITION TO LYNNEWOOD, TRACT NO. 1140, in the City of Klamath Falls, County of Klamath, State of Oregon.**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$139,900.00**.  
 (here comply with the requirements of ORS 93.930)

**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.**

Dated : 7-3-01

Brian D. Emmen  
**BRIAN D. EMMEN**

STATE OF <sup>WASHINGTON</sup> ~~OREGON~~, County of Kitsap ) ss.

personally appeared the above named **BRIAN D. EMMEN** and acknowledged the foregoing instrument to be their voluntary act and deed.

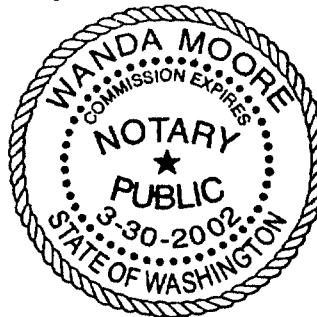
This document is filed at the request of:



525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00053035

Before me: Wanda Moore  
 Notary Public for ~~Oregon~~ WASHINGTON  
 My commission expires: 3-31-02

Official Seal



State of Oregon, County of Klamath  
 Recorded 07/10/01 at 2:00 p. m.  
 In Vol. M01 Page 33435  
 Linda Smith,  
 County Clerk Fee \$ 21.00

21A