

Vol MQ1 Page 34603

After Recording Return to:
RYAN WEIDER
519 Main Street
Klamath Falls, Or 97601
Until a change is requested all tax statements
Shall be sent to the following address:
RYAN WEIDER
519 Main Street
Klamath Falls, Or 97601

State of Oregon, County of Klamath
Recorded 07/16/01 at 2:52p m.
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Linda Smith,
County Clerk Fee\$ 21.00

WARRANTY DEED
(INDIVIDUAL)

BLAIR PHILIPPI and DALARIE PHILIPPI, herein called grantor, convey(s) to **RYAN WEIDER**, an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 1 and 2, Block 29, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the 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 **\$67,980.00.**
(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 : JULY 13, 2001

Blair Philippi

BLAIR PHILIPPI
Dalari Philippi

DALARIE PHILIPPI

STATE OF OREGON, County of Maerow) ss.

BEFORE ME personally appeared the above named **BLAIR PHILIPPI and DALARIE PHILIPPI** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

This document is filed at the request of:

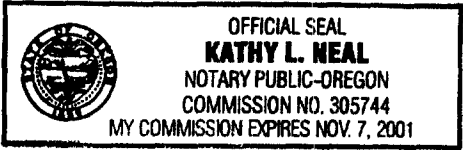


525 Main Street
Klamath Falls, OR 97601
Order No.: 00053013

Before me: *Kathy L. Neal*

Notary Public for Oregon
My commission expires: 11/07/01

Official Seal



21A