

01 AUG 9 PM 2:23



After recording return to:

Julie J. Morrill

4329 Bartlett Avenue

Klamath Falls, OR 97603

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

Julie J. Morrill

4329 Bartlett Avenue

Klamath Falls, OR 97603

Escrow No. K57399S

Title No. K57399-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/09/01 at 2:23 p. m.

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Linda Smith,

County Clerk Fee \$ 26⁰⁰

STATUTORY WARRANTY DEED

Thomas P. Durand, Grantor, conveys and warrants to Julie J. Morrill, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$73,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of August, 2001.

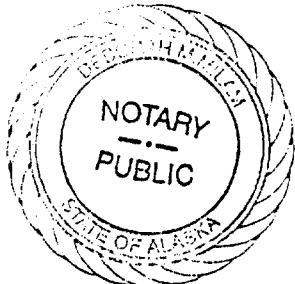
Thomas P. Durand

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 6th day of August, 2001
by Thomas P. Durand



Notary Public for Oregon

My commission expires: 6/21/03

K26

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land being a portion of Lot 9 of Villa Saint Clair Subdivision, situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Lot 9, from which the Southeast corner of said Lot 9 bears North 89°58' East 20.00 feet; thence North 00°13' West, parallel with the East line of said Lot 9, 160.00 feet; thence South 89°58' West 80.00 feet to a point on the West line of said Lot 9; thence South 00°13' East 160.00 feet to the Southwest corner of said Lot 9; thence 89°58' East 80.00 feet to the point of beginning. (Also known as Parcel 1 of Major Partition 38-88)