

01 AUG 21 PM 3:03



After recording return to:

James E. Holmes

245 Pacific Terrace

Klamath Falls, OR 97601

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

James E. Holmes

245 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. K57351S

Title No. K57351-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 42352

State of Oregon, County of Klamath

Recorded 08/21/01 at 3:03 p.m.

In Vol. M01 Page 42352

Linda Smith,

County Clerk Fee \$ 21⁰⁰-

STATUTORY WARRANTY DEED

Maxine A. Luery, Grantor, conveys and warrants to James E. Holmes and Betty S. Holmes, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9 in Block 43 of HOT SPRINGS Addition to the City of Klamath Falls, Oregon, 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 \$116,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of August, 2001.

Maxine A. Luery
Maxine A. Luery

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 17th day of August, 2001
by Maxine A. Luery

[Signature]
Notary Public for Oregon
My commission expires: 8-2-03



K21