

01 AUG 22 PM 2:57



THIS SPACE RESERVED FOR RECORDER'S USE

Vol MQ1 Page 42740

After recording return to:

Shawn P. Murphy
1370 Halifax Drive
Riverside, CA 92506

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

Shawn P. Murphy
1370 Halifax Drive
Riverside, CA 92506

Escrow No. K57321B

Title No. K57321B

STATUTORY WARRANTY DEED

FRED VIEGA and MERLE VEIGA, an estate in fee simple as tenants in common, as to an undivided 1/4 interest;

JAMES L. HOPE AND CAROL J. HOPE, as qualified by the following language contained in the deed to the vestee herein: "husband and wife, as joint tenants, "as to an undivided 1/4 interest;

Grantor, conveys and warrants to Shawn P. Murphy, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 47, 48, 49, 50, 51 and 52 of Balsiger Tracts, 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 \$137,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 2 day of August, 2001.

PLEASE
SIGN

Fred W Veiga
Fred W. Veiga

PLEASE
SIGN

Merle Veiga
Merle Veiga

James L. Hope

Carol J. Hope

K36

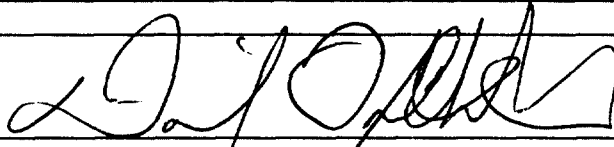
1084

42741

STATE OF OR
County of Clatsop

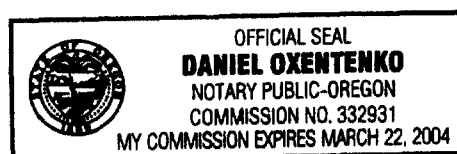
} ss.

This instrument was acknowledged before me on this 2 day of August, 2001
by Fred W. Reiga + Mark Reiga



Notary Public for Oregon

My commission expires: 3/22/04



2014



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The true consideration for this conveyance is \$137,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of August, 2001.

Fred W. Veiga

Merle Veiga

**PLEASE
SIGN**

James L. Hope

**PLEASE
SIGN**

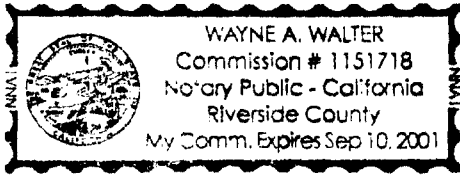
Carol J. Hope

K26

3 of 4

STATE OF California
County of Riverside } ss.

This instrument was acknowledged before me on this 3rd day of August, 2001
by = James L. Hope and Carol J. Hope =



Wayne A. Walter

Notary Public for ~~Oregon~~

California W.A.W.

My commission expires: 9/10/2001

State of Oregon, County of Klamath
Recorded 08/22/01 at 2:57 p. m.
In Vol. M01 Page 42740
Linda Smith,
County Clerk Fee \$ 36⁰⁰