

01 AUG 23 PM 11:21



After recording return to:

Kevin Todd Heaton

1361 Wild Plum Court

Klamath Falls, OR 97601

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

Kevin Todd Heaton

1361 Wild Plum Court

Klamath Falls, OR 97601

Escrow No. K56775B

Title No. K56775B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/23/01 at 11:21a m.

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Linda Smith,

County Clerk Fee \$ 21<sup>00</sup>

### STATUTORY WARRANTY DEED

L.A. Swetland, Grantor, conveys and warrants to Kevin Todd Heaton and Wendy Lynn Heaton, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 12 and 13 in Block 10, Tract No. 1172, being a re-subdivision of Lot 1, Block 10, Lynnewood, 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 \$300,000.00 (Here comply with the requirements of ORS 93.030)

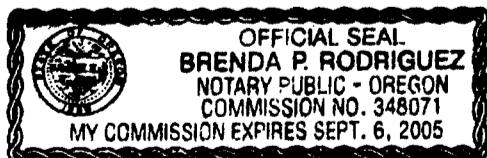
Dated this 22 day of August, 2001.

L.A. Swetland

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 22 day of August, 2001  
by L.A. Swetland



My commission expires: 9-6-05

K21