

01 AUG 29 PM 3:00



After recording return to:

Aaron D. Knapp

2145 Darrow Avenue

Klamath Falls, OR 97601

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

Aaron D. Knapp

2145 Darrow Avenue

Klamath Falls, OR 97601

Escrow No. K57512S

Title No. K57512-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/29/01 at 3:00 p m.

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Linda Smith,

County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

Marcella Van Ardenne, Ricky Minato and Dorothy Minato as tenants by the entirety, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Aaron D. Knapp and Kimberly A. Knapp, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 590 Block 108, Mills Addition to the City of Klamath Falls, 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 \$57,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of August, 2001

Marcella van Ardenne

Marcella Van Ardenne

Dorothy Minato

Dorothy Minato

Ricky Minato

Ricky Minato

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 28th day of August, 2001 by Marcela Van Ardenne

Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03



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