

01 AUG 30 AM 10:25



After recording return to:

Steven B. Larson

4156 Balsan Drive

Klamath Falls, OR 97601

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

Steven B. Larson

4156 Balsan Drive

Klamath Falls, OR 97601

Escrow No. K57465S

Title No. K57465-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/30/01 at 10:26am.

In Vol. M01 Page 44227

Linda Smith,

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

### STATUTORY WARRANTY DEED

Nancy J. Sewell, Grantor, conveys and warrants to Steven B. Larson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 Block 65 of First Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a 1972 Front House Trailer, Plate # X 88852.

This property is free of liens and encumbrances, EXCEPT: Subject to that certain Deed of Trust recorded in Volume M98, Page 10517 in the Records of Klamath County, Oregon in which Grantee agrees to assume and pay, and 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 \$22,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of August, 2001.

Nancy J. Sewell

Nancy J. Sewell

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 29th day of August, 2001  
by Nancy J. Sewell

[Signature]  
Notary Public for Oregon

My commission expires: 8-2-03



K2!