

'01 SEP 4 PM2:48

Vol. M01 Page 44862

After Recording Return to:  
**PHILIP DUFFY and MELISSA DUFFY**  
 4795 Onyx Drive  
 Klamath Falls, OR 97603

Until a change is requested all tax statements  
 Shall be sent to the address set out above.

**WARRANTY DEED**  
 (INDIVIDUAL)

**WILLIAM HOLMES and VIRGINIA HOLMES, husband and wife**, herein called grantor, convey(s) to  
**PHILIP DUFFY and MELISSA DUFFY, husband and wife**, all that real property situated in the County of  
**KLAMATH**, State of Oregon, described as:

**Lot 44, FIRST ADDITION TO SUMMERS LANE HOMES, in the County of Klamath, State of Oregon.**

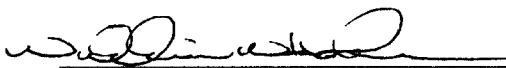
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent  
 upon the land, contracts and/or liens for irrigation and/or drainage


and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$93,500.00**.  
 (here comply with the requirements of ORS 93.930)

**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.** P.D. m.D.

Dated August 29, 2001.

  
 WILLIAM HOLMES

  
 VIRGINIA HOLMES

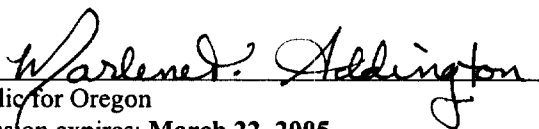
STATE OF OREGON, County of **Klamath**) ss.

On August 30 2001, personally appeared the above named **WILLIAM HOLMES and VIRGINIA HOLMES**  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

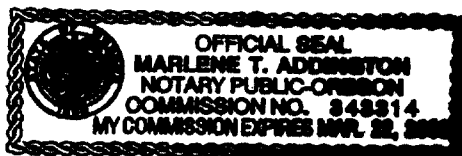
This document is filed at the request of:



525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00053520

Before me:   
 Notary Public for Oregon  
 My commission expires: **March 22, 2005**

Official Seal



State of Oregon, County of Klamath  
 Recorded 09/04/01 at 2:48 p. m.  
 In Vol. M01 Page 44862  
 Linda Smith,  
 County Clerk Fee\$ 21.00