

01 SEP 12 PM 3:11



After recording return to:

Sue Diekmann

PO Box 52

Philoguin, OR 97621

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

Sue Diekmann

Escrow No. K57436S

Title No. K57436-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 46422

State of Oregon, County of Klamath

Recorded 09/12/01 at 3:11 p. m.

In Vol. M01 Page 46422

Linda Smith,

County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

Paul E. McGinnis and Susan E. McGinnis, as tenants by the entirety; Grantor, conveys and warrants to William Diekmann and Susan Diekmann, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 80 feet of Lot 6 and the Easterly 80 feet of Lot 5 in Block 26, HILLSIDE 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: Subject to that certain Mortgage recorded in M78, page 10156 and that certain Deed of Trust recorded in M00 Page 42899 records of Klamath County, Oregon 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 \$27,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 7 day of September, 2001.

Paul E. McGinnis

Paul E. McGinnis

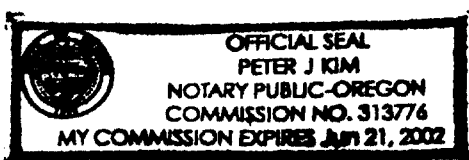
Susan E. McGinnis

Susan E. McGinnis

STATE OF OREGON

County of Klamath P.K. } ss.
Washington

This instrument was acknowledged before me on this 7th day of September, 2001
by Paul E. McGinnis and Susan E. McGinnis P.K.



Peter J. Kim

Notary Public for Oregon

My commission expires: June 21, 2002

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