

'01 SEP 13 PM2:45

After Recording Return to:
ROCKEY W. WARNER and KELLI WARNER

*2611 Hatson Ave
Klamath Falls, OR 97603*

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

Vol M01 Page 46578

State of Oregon, County of Klamath
Recorded 09/13/01 at 2:45 p.m.
In Vol. M01 Page 46578
Linda Smith,
County Clerk Fee\$ 21⁰⁰

WARRANTY DEED
(INDIVIDUAL)

DANIEL A. HIBNER and EULA JOYCE HIBNER, husband and wife, herein called grantor, convey(s) to
ROCKEY W. WARNER and KELLI WARNER, husband and wife all that real property situated in the County
of KLAMATH, State of Oregon, described as:

PARCEL 1:

Lot 25, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon. EXCEPT the East 130 feet
thereof.

PARCEL 2:

The East 130 feet of the North 23.4 feet of Lot 25, PIEDMONT HEIGHTS, 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 \$198,000.00.
(here comply with the requirements of ORS 93.930)

Kelly Warner
KW
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.

Dated: September 10, 2001

Daniel A. Hibner
DANIEL A. HIBNER

Eula Joyce Hibner
EULA JOYCE HIBNER

STATE OF OREGON, County of Klamath) ss.

September 11, 2001 personally appeared the above named DANIEL A. HIBNER and EULA JOYCE
HIBNER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00053525

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

