

01 SEP 24 PM 1:35



After recording return to:

Lorry Ward

8448 Highway 140 E

Klamath Falls, OR 97603

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

Lorry Ward

8448 Highway 140 E

Klamath Falls, OR 97603

Escrow No. K57587B

Title No. K57587B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 09/24/01 at 1:35 p.m.

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Linda Smith,

County Clerk Fee\$ 21.00

STATUTORY WARRANTY DEED

Elva Jean McPherson, Grantor, conveys and warrants to Lorry Ward, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Tract 6, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT that portion conveyed to the State of Oregon, in Deed Volume 108 page 287, and EXCEPT that portion conveyed to Klamath County in Deed Volume 268 page 299, Deed records 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 \$185,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of September, 2001.

Elva Jean McPherson
Elva Jean McPherson

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 21 day of September, 2001
by Elva Jean McPherson



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-01

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