

01 SEP 28 PM 3:14



After recording return to:

John Carmichael

149 Hillside Avenue

Klamath Falls, OR 97601

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

John Carmichael

149 Hillside Avenue

Klamath Falls, OR 97601

Escrow No. K57444S

Title No. K57444-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 09/28/01 at 3:48 m.

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Linda Smith,

County Clerk

Fee\$ 21

### STATUTORY WARRANTY DEED

Starla D. Hulbert Trustee of the Donald L. Bridge Family Trust, Grantor, conveys and warrants to John D. Carmichael and Kathy E. Carmichael, Tenants by the Entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12, Block 5, DIXON 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.

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF FIRST GUARANTY EXCHANGE COMPANY AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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 \$230,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of August, 2001

The Donald L. Bridge Family Trust

By: Starla Hulbert  
Starla Hulbert, Trustee

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 20th day of August, 2001  
by Donald L. Bridge Trustee of the Donald L. Bridge Family Trust



Stacy Hilferty  
Notary Public for Oregon  
My commission expires: 8-2-03

K21-