

01 OCT 10 PM 3:03



After recording return to:

Mark Hromek

1735 Chinchalla

Klamath Falls, OR 97603

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

Mark Hromek

1735 Chinchalla

Klamath Falls, OR 97603

Escrow No. K57605B

Title No. K57605B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 10/10/01 at 3:03 P m.
In Vol. M01 Page 51675
Linda Smith,
County Clerk Fee\$ 21-

STATUTORY WARRANTY DEED

Emmett E. Culpepper and Shirley J. Culpepper, as tenants by the entirety; Grantor, conveys and warrants to Mark Hromek and Carol Annette Coleman, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 1 of FIRST ADDITION TO WINEMA GARDENS, 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: 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 \$108,250.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of Oct, 2001.

Emmett E. Culpepper

Shirley J. Culpepper

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 8th day of October, 2001
by Emmett E. Culpepper and Shirley J Culpepper



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 09/06/2005

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