

After Recording Return to:  
**JEAN R. HEDGES**  
 1022 Lytton Street  
 Klamath Falls, OR. 97601

Vol M01 Page 52650

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

**WARRANTY DEED**  
 (INDIVIDUAL)

**ROBERT LANDER**, herein called grantor, convey(s) to **JEAN R. HEDGES**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**The West 35 feet of Lots 1, 2 and 3, Block 17, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$33,000.00**.  
 (here comply with the requirements of ORS 93.930)

**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 **October 4, 2001**

  
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**ROBERT LANDER**

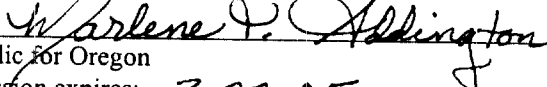
STATE OF OREGON, County of **Klamath**) ss.

On October 11, 2001, personally appeared the above named **ROBERT LANDER** and acknowledged the foregoing instrument to be his voluntary act and deed.

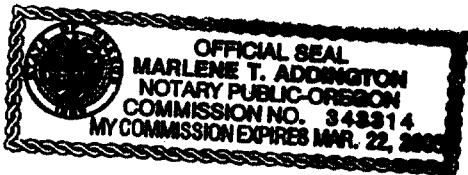
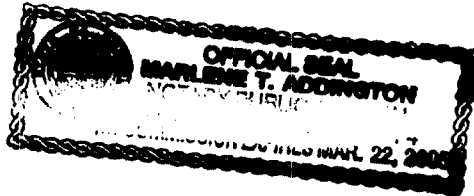
This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
 Order No.: 00053585

Before me:   
 Notary Public for Oregon  
 My commission expires: 3-22-05

Official Seal



State of Oregon, County of Klamath  
 Recorded 10/16/01 at 2:44 p. m.  
 In Vol. M01 Page 52650  
 Linda Smith,  
 County Clerk Fee\$ 21<sup>00</sup>