

01 OCT 19 PM 3:19



After recording return to:

Nick Warren

1502 California Avenue

Klamath Falls, OR 97601

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

Nick Warren

1502 California Avenue

Klamath Falls, OR 97601

Escrow No. K57546S

Title No. K57546-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 53455

State of Oregon, County of Klamath

Recorded 10/19/01 at 3:19 p. m.

In Vol. M01 Page 53455

Linda Smith,

County Clerk Fee\$ 2/⁰⁰

STATUTORY WARRANTY DEED

Linda M. Groves, Grantor, conveys and warrants to Nick Warren, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 100 feet, measured along the Northerly and Southerly lines of Lot 6 in Block 115, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, 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 \$55,700.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of October, 2001.



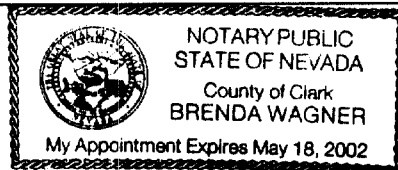
Linda M. Groves

STATE OF Nevada

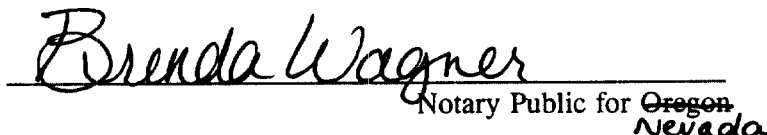
OREGON

County of Clark

} ss.



This instrument was acknowledged before me on this 1st day of October, 2001
by Linda M. Groves


Notary Public for Oregon
Nevada

My commission expires: May 18, 2002

K21