

01 OCT 23 PM 2:17



After recording return to:

Donald E. Metzger

P O Box 1452

Suisun City, CA 94585-3083

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

Donald E. Metzger

P O Box 1452

Suisun City, CA 94585-3083

Escrow No. 014545

Title No. K-57664

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/23/01 at 2:17p m.

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Linda Smith,

County Clerk Fee \$ 21<sup>00</sup>

### STATUTORY WARRANTY DEED

Edward W. Albus and Marjorie A. Albus, husband and wife, Grantor, conveys and warrants to Donald E. Metzger and Terryle L. Metzger, husband and wife,

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 Block 11 First Addition to RiverPines Estates, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon

This property is free of liens and encumbrances, EXCEPT:

Easements, Covenants, Conditions and Restrictions of record, if any.

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 \$26,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 18<sup>th</sup> day of October, 2001.

Edward W. Albus  
Edward W. Albus

Marjorie A. Albus  
Marjorie A. Albus

STATE OF OREGON

County of Marion

} ss.

This instrument was acknowledged before me on this 18 day of OCTOBER, 2001  
by EDWARD W. ALBUS and MARJORIE A. ALBUS



Judy Kaderly  
Notary Public for Oregon

My commission expires: 6/7/02

K21-