

01 OCT 26 PM 3:21



After recording return to:

Scott Vanderkooi

4857 Travis Way

Klamath Falls, OR 97603

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

Scott Vanderkooi

4857 Travis Way

Klamath Falls, OR 97603

Escrow No. K57653B

Title No. K57653B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 10/26/01 at 3:21 p m.
In Vol. M01 Page 54731
Linda Smith,
County Clerk Fee\$ 21⁰⁰

STATUTORY WARRANTY DEED

Frederick Colmenero, Jr. and Janice M. Colmenero who acquired title as Janice M. Ricketts, an estate in fee simple as tenants in common, Grantor, conveys and warrants to Scott VanderKooi and Gina VanderKooi, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 5 of Tract 1126, FIRST ADDITION TO FERNDAL, 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 \$97,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 24 day of October, 2001.

Frederick Colmenero Jr.

Frederick Colmenero, Jr.

Janice M. Colmenero

Janice M. Colmenero who acquired

Janice M. Ricketts

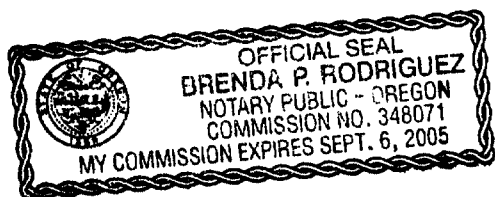
title as Janice M. Ricketts

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 24 day of October, 2001
by Frederick Colmenero Jr. and Janice M. Colmenero who acquired title as Janice M. Ricketts



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 09/06/2005

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