

01 NOV 16 PM 3:51



After recording return to:

Allen D. Gangbin

4600 Mtn. Home Ranch Road

Calistoga, CA 94515

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

Allen D. Gangbin

4600 Mtn. Home Ranch Road

Calistoga, CA 94515

Escrow No. L72648

Title No. K57901

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M01 Page 59076

State of Oregon, County of Klamath  
Recorded 11/16/01 3:51 P m.  
In Vol. M01, Page 59076  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

DAMON P. BYERS, Grantor, conveys and warrants to ALLEN D. GANGBIN and MICKI L. GANGBIN, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 23 in Block 15 of Tract No. 1010, First Addition to Ferguson Mountain Pines, 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, Easements, Covenants, Conditions and Restrictions of record, if any.

Tax Acct. No. 3513-33AO-4300, Key No. 297119

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 \$5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5<sup>th</sup> day of November, 2001.

Damon P. Byers

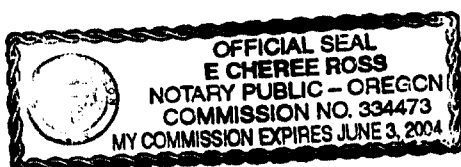
Damon P. Byers

STATE OF OREGON

County of Linn

} ss.

This instrument was acknowledged before me on this 5<sup>th</sup> day of November, 2001  
by DAMON P. BYERS



[Signature]

Notary Public for Oregon

My commission expires: 6/3/04

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