

01 DEC 11 PM 3:09



After recording return to:

Dan Keppen
13351 Crystal Springs Rd.
Klamath Falls, OR 97603

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

Dan Keppen
13351 Crystal Springs Rd.
Klamath Falls, OR 97603

Escrow No. K57988B

Title No. K57988B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 63187

State of Oregon, County of Klamath
Recorded 12/11/01 3:09 p. m.
Vol M01, Pg 63187
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

David Eugene Myers and Katrina Marie Myers, as tenants by the entirety, Grantor, conveys and warrants to Dan G. Keppen and Dena L. Keppen, 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 1, Tract 1251, OLENE HILLS, 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 \$310,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10th day of DECEMBER, 2001.

David Eugene Myers
David Eugene Myers

Katrina Marie Myers
Katrina Marie Myers

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 10 day of December, 2001
by David Eugene Myers and Katrina Marie Myers



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 09/06/2005

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