

02 FEB 20 AM 10:16



After recording return to:

Charles Kappas

827 Rose Street

Klamath Falls, OR 97601

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

Charles Kappas

827 Rose Street

Klamath Falls, OR 97601

Escrow No. K58353S

Title No. K58353-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 9948

State of Oregon, County of Klamath

Recorded 02/20/2002 10:16 a m.

Vol M02, Pg 9948-49

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

^{* Aka Dixie Nendel}
Georgia M. Hulbert, a life estate, Dixie Mae Nendel and Billy Dean Hulbert not as tenants in common, but as joint tenants with the right of survivorship, as to the remainder, Grantor, conveys and warrants to Charlie Kappas and Shirley Kappas, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southerly 83 feet of Lot 6 in Block 1, SHIVES 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 \$27,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of February, 2002.

Georgia M. Hulbert Dixie Nendel
Georgia M. Hulbert by Dixie Nendel, Attorney in Fact

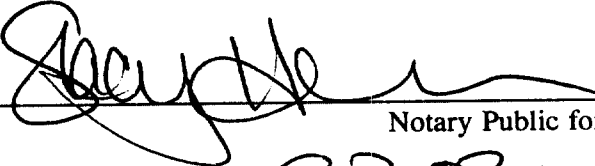
Dixie Nendel
Dixie Nendel, ~~by Georgia Hulbert as attorney in fact~~

Billy Dean Hulbert
Billy Dean Hulbert

K26'

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 19 day of February, 2002
by ~~Georgia M. Hulbert~~ Dixie Mae Nendel by ~~Georgia M. Hulbert as attorney in fact~~ and Billy Dean
Hulbert and Georgia M. Hulbert by Dixie Mae Nendel, Attorney in fact



Notary Public for Oregon
My commission expires: 8-2-03

