



After recording return to:

Jenny Rich
823 Martin Street
Klamath Falls, OR 97601

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

Jenny Rich
823 Martin Street
Klamath Falls, OR 97601

Escrow No. K58393S
Title No. K58393-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 15233

State of Oregon, County of Klamath
Recorded 03/14/2002 3:48 p m.
Vol M02, Pg 15233
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

02 MAR 14 PM 3:46

STATUTORY WARRANTY DEED

Jeffry L. Gion and Jackie J. Gion, as tenants by the entirety, Grantor, conveys and warrants to Jenny L. Rich, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 40 feet of Lots 578 and 579, Block 115, MILLS ADDITION, to the City of Klamath Falls, 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: That certain Deed of Trust recorded in Volume M99, Page 10618, Klamath County Records of Klamath County, and 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 \$43,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13th day of March, 2002

Jeffry L. Gion
Jeffry L. Gion

Jackie J. Gion
Jackie J. Gion

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 13 day of March, 2002
by Jeffry L. Gion and Jackie J. Gion

Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03



K21-