



After recording return to:

Darren P. Roe

4849 Summers Ln

Klamath Falls OR 97603

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

Darren P. Roe

Same

Escrow No. K58126S

Title No. K58126-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 03/15/2002 3:25 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

02 MAR 15 PM 3:25

STATUTORY WARRANTY DEED

Lynda J. Ryan, Grantor, conveys and warrants to Darren F. Roe and Jenifer C. Roe, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 27 Villa St. Clair, 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 \$135,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12th day of March 2002.

Lynda J. Ryan

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 12th day of March, 2002
by Lynda J. Ryan



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

K21-