



After recording return to:

Steven E. Dagitz

7318 W. 57th Ave.

Arvada, CO 80002

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

Steven E. Dagitz

7318 W. 57th Ave.

Arvada, CO 80002

Escrow No. K58554S

Title No. K58554-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 04/08/2002 11:06 a m.

Vol M02. Pg 20483-84

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 APR 8 AM 11:06

### STATUTORY WARRANTY DEED

Gregory W. Ohls, Grantor, conveys and warrants to Steven E. Dagitz, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$50,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of April, 2002

Gregory W. Ohls  
Gregory W. Ohls

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 8th day of April, 2002  
by Gregory W. Ohls

Stacy Hilferty  
Notary Public for Oregon

My commission expires: 8-2003



K26

DESCRIPTION

A portion of Lots 5 and 6 Block 60, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of Eleventh Street at a point 40 feet Southeasterly from the most Westerly corner of Lot 5, Block 60, Nichols Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon; thence Southeasterly along the East line of Eleventh Street 40 feet; thence Northeasterly at right angles to Eleventh Street 130 feet to the Easterly line of said Lot 6 in said Block 60; thence Northwesterly along the Easterly line of said Lot 6 a distance of 40 feet; thence Southwesterly at right angles to Eleventh Street 130 feet to the Easterly line of Eleventh Street to the point of beginning.