

After Recording Return to:

ROBERT G. BLACK

P.O. Box 481

Keno, OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERT G. BLACK

Same as above

State of Oregon, County of Klamath

Recorded 07/10/2002 3:03 p. m.

Vol M02, Pg 39250

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

(INDIVIDUAL)

JON F. HICKS and JANICE J. HICKS, herein called grantor, convey(s) to ROBERT G. BLACK, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 NW 1/4 NW 1/4 NE 1/4 and the NW 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING THEREFROM the Easterly 30 feet.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$60,000.00.

(here comply with the requirements of ORS 93.930)

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.

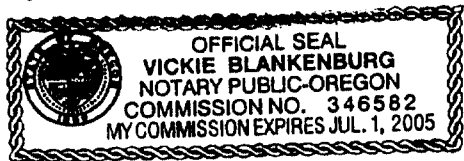
Dated July 10, 2002

Jon F. Hicks  
JON F. HICKS

Janice J. Hicks  
JANICE J. HICKS

STATE OF OREGON, County of Klamath) ss.

On July 10, 2002 personally appeared the above named JON F. HICKS and JANICE J. HICKS and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Vickie Blankenburg  
Notary Public for Oregon  
My commission expires:

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00055213