



THIS SPACE RESERVED FOR RECORDER'S USE  
MT 57788-LW

Vol M02 Page 42252

After recording return to:  
DARLENE GRIFFITHS-NOVICK  
647 PACIFIC TERRACE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 07/26/2002 2:58 p.m.  
Vol M02, Pg 42252  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
the following address:  
DARLENE GRIFFITHS-NOVICK  
647 PACIFIC TERRACE  
KLAMATH FALLS, OR 97601

Escrow No. MT57788-LW  
Title No. \_\_\_\_\_

## WARRANTY DEED

RAMONA LOWE,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DARLENE GRIFFITHS-NOVICK  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 1, 2 and the North 1/2 of Lot 3, Block 1 HILLCREST ADDITION, according to  
the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

3909-005BA-01500-000 531650  
3909-005BA-01400-000 531678

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
"SUBJECT TO: TRUST DEED DATED JUNE 5, 1987 AND RECORDED JUNE 9, 1987 IN  
VOLUME M87, PAGE 9925, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN  
FAVOR OF U.S. BANCORP MORTGAGE COMPANY AND SUBSEQUENTLY ASSIGNED TO  
CITI-MORTGAGE INC., WHICH THE BUYER AGREES TO ASSUME AND PAY."

and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is  
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN  
IRC 1031 EXCHANGE ON BEHALF OF THE GRANTOR AND/OR GRANTEE.

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 this 25<sup>th</sup> day of July 2002.

Ramona Lowe  
RAMONA LOWE

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On July 25 2002, before me, Colleen A. Anderson  
personally appeared RAMONA LOWE personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that SHE executed  
the same in SHE authorized capacity(ies), and that by SHE signatures(s) on the  
instrument the person(s) or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Colleen A. Anderson

