



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

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. _____

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

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 25th day of July 2002.

RAMONA LOWE

STATE OF CALIFORNIA

COUNTY OF _____

On July 25 2002, before me, Colleen A. Anderson ss.
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

