

02 SEP 16 AM 11:19



WESTERN
TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

H.G. CHARLES and WILMA J. CHARLES, husband and wife, Grantor,

conveys and warrants to

PHILLIP BIRKA, CAROL BIRKA and JOAN E. KELCH, not as tenants in common, but with the right of survivorship, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lots 2 and 3, Block 2, RIVER PINE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Account No(s): R131958 R131949

Map/Tax Lot No(s): R2309024A000500000 R2309024A000600000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$69,900.00 .

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 11 day of September, 2002.

H.G. Charles
H.G. CHARLES

Wilma J. Charles
WILMA J. CHARLES

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on September 11, 2002 by H. G. CHARLES AND WILMA J. CHARLES.

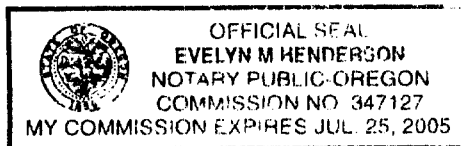
[Signature]
(Notary Public for Oregon)

My commission expires 7-25-05

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
PHILLIP & CAROL BIRKA & JOAN KELCH
PO BOX 2369
LA PINE, OR 97739

TITLE NO. 00055617
ESCROW NO. 14-0043602



State of Oregon, County of Klamath
Recorded 09/16/2002 11:19 a. m.
Vol M02, Pg 52649
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1