



After recording return to:

Charles E. Hart

5 Center Point Drive, Suite 220

Lake Oswego, OR 97035

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

Charles E. Hart

5 Center Point Drive, Suite 220

Lake Oswego, OR 97035

Escrow No. K59625S

Title No. K59625-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 60811

State of Oregon, County of Klamath

Recorded 10/24/2002 3:33 p.m.

Vol M02, Pg 60811

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 OCT 24 PM3:33

### STATUTORY WARRANTY DEED

Klamath First Federal Savings and Loan Association, Grantor, conveys and warrants to Charles E. Hart and Pamela J. Maddox, as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8, Block 26, Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$52,750.00 (Here comply with the requirements of ORS 93.030)

Dated this 22 day of Oct, 2002.

Klamath First Federal

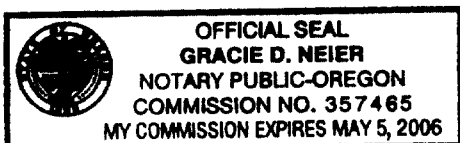
By: [Signature]

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 22 day of October, 2002  
by Klamath First Federal



Gracie D Neier  
Notary Public for Oregon

My commission expires: May 5, 2006

K21