

02 DEC 3 PM 3:05



After recording return to:
Walter Jerde

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

Escrow No. K59760S
Title No. K59760-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 70309

State of Oregon, County of Klamath
Recorded 12/03/2002 3:05 P m.
Vol M02, Pg 70309
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Mary A. Anderson, Grantor, conveys and warrants to Walter Jerde, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14, Block 18 of Hot Springs Addition to the City of Klamath Falls, Oregon, 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 \$52,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of November, 2002.

Mary A. Anderson by Marlene Garrett, Attorney in Fact
Mary A. Anderson by Marlene Garrett, Attorney in Fact

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 27th day of November, 2002
by Mary A. Anderson by Marlene Garrett, Attorney in Fact

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03

