

02 DEC 16 PM 3:08



After recording return to:
Albert L. Higuera, III

Until a change is requested all tax statements
shall be sent to the following address:
Albert L. Higuera, III

Escrow No. K59790S
Title No. K59790-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 73256

State of Oregon, County of Klamath
Recorded 12/16/2002 3:08 p m.
Vol M02, Pg 73256
Linda Smith, County Clerk
Fee \$ 24.00 # of Pgs 1

STATUTORY WARRANTY DEED

P. Lawrence Kreger and Jdee R. Kreger, as tenants by the entirety, Grantor, conveys and warrants to Albert L. Higuera, III, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 Block 5 in Tract 1145 of Nob Hill, a re-subdivision of portions of Nob Hill Irvington Heights, Mountain View Addition and Eldorado Heights, 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 \$210,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13th day of December 2002

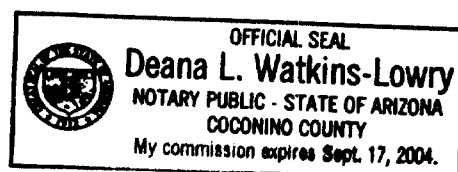
P. Lawrence Kreger
P. Lawrence Kreger

Jdee R. Kreger
Jdee R. Kreger

STATE OF OREGON Arizona
County of Klamath Coconino ss.

This instrument was acknowledged before me on this 13 day of December, 2002
by P. Lawrence Kreger and Jdee R. Kreger

Deana L. Watkins-Lowry
Notary Public for Oregon Arizona
My commission expires: Sept 17, 2004



K21.-