

03 JAN 16 PM 3:28



After recording return to:

Deborah Rodgers

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

Deborah Rodgers

Escrow No. K59734S

Title No. K59734-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 03124

State of Oregon, County of Klamath

Recorded 01/16/2003 3:28 p. m.

Vol M03 Pg 03124

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Ted Ryder and Peggy Ryder, as tenants by the entirety, Grantor, conveys and warrants to Deborah L. Rodgers, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 20 in Block 12 of Tract No. 1220 Fourth Addition to the Meadows, 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 \$158,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 19 day of December, 2002

Ted Ryder by Peggy Ryder, Attorney in Fact

Peggy Ryder, Individually

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 19 day of December, 2002 by Ted Ryder and Peggy Ryder



Notary Public for Oregon

My commission expires: 8-2-03