

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Susan Denison

Grantee: Ronald George Zeppa and
Carol Ann Zeppa, Husband and Wife

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Mail all Tax Statements to:

Same as below

State of Oregon, County of Klamath
Recorded 11/03/03 10:08 a m
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

pt. Ronald and Carol Zeppa
1245 Mc Kendrie St.
San Jose, CA 95126

Susan Denison, Grantor, conveys and warrants to Ronald George Zeppa and Carol Ann Zeppa, Husband and Wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon:

Lot 7 in Block 14 of Tract 1010, First Addition to Ferguson Mountain Pines, According to the Official Plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The said property is free of encumbrances except: Covenants, Conditions, Restrictions, Reservations, Set Back Lines, Powers of Special District, and Easements of Record, if any.

2003/2004 taxes a lien but not yet payable.

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 lawsuit against farming or forest practices as defined in ORS 30.930.

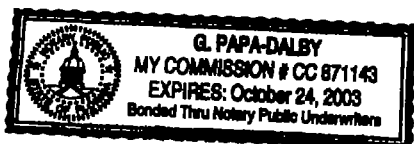
The true consideration for this conveyance is \$2706.

Dated this 21 day of October, 2003.

Susan Denison
Susan Denison

State: HOLIDA
County: LEE

The foregoing instrument was acknowledged before me this 21 day of October, 2003 by:



G. PAPA-DALBY
Notary Public