

After recording return to:  
 WESTERN TITLE & ESCROW COMPANY  
 16455 WILLIAM FOSS ROAD  
 LA PINE, OR 97739

State of Oregon, County of Klamath  
 Recorded 03/26/2004 10:30 A m  
 Vol M04 Pg 16850  
 Linda Smith, County Clerk  
 Fee \$ 21<sup>00</sup> # of Pgs 1

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

RICKIE S. SIMON  
 53000 LOOP DRIVE  
 LA PINE, OR 97739

## WARRANTY DEED -- STATUTORY FORM

LAROY D. FLANDERS, an individual, Grantor,

conveys and warrants to

RICKIE S. SIMON, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 2 in Block 3, Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 699658  
 Map/Tax Lot No(s): 2309-2A-7300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$102,500.00 .


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.

Dated this 25 day of March, 2004

  
 LAROY D. FLANDERS

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on March 25, 2004 by LAROY D. FLANDERS.

  
 (Notary Public for Oregon)  
 My commission expires 2/28/08

TITLE NO. 7029358310  
 ESCROW NO. 14-0018404

