



After recording return to:

Rich Ciprian

1042 W. Manager Ave
Hayden ID 83835

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

Rich Ciprian

Same

File No.: 7021-534534 (SAC)

Date: February 28, 2005

State of Oregon, County of Klamath

Recorded 03/04/2005 3:09 p m

Vol M05 Pg 14806-07

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Karen Anne Drew and Robert L. Pitcock, not as tenants in common, but with full rights of survivorship, Grantor, conveys and warrants to **Rich Ciprian**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 1/2 West 1/2 of Lot 5, Block 2, also known as Lot 5A, Block 2, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$2,000.00**. (Here comply with requirements of ORS 93.030)

20P

