



1999 DEC -1 PM 3:28

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After recording return to:  
MASSOUD D. GHIASSI

636 Conger Avenue  
Klamath Falls, OR 97601

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

MASSOUD D. GHIASSI

636 Conger Avenue  
Klamath Falls, OR 97601

Escrow No. K54718B

Title No. K54817B

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Julianne E. Frodsham, Initial Trustee of that Credit Shelter Trust created under the Julian W. Eccles Trust dated October 4, 1993, and any amendments thereto, an estate in fee simple as to an undivided 1/2 interest

AND

Peggie P. Eccles, Trustee of the Peggie P. Eccles Revocable Living Trust dated October 4, 1993, and any amendments thereto, an estate in fee simple as to an undivided 1/2 interest, Grantor, conveys and warrants to Massoud D. Ghiassi and Beverly Ghiassi, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1: Lots 7, 8 and the Southeasterly 50 feet of Lots 9 and 10, Block 104, Klamath Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: The Northwesterly 50 feet of Lots 9 and 10 in Block 104, Klamath Addition, 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 \$130,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22 day of November, 1999.

Julianne E. Frodsham, Successor Tr

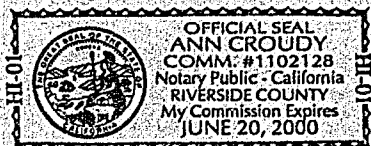
X Peggie P. Eccles, Trustee  
Peggie P. Eccles, Trustee

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STATE OF CALIFORNIA  
County of RIVERSIDE

} ss.

This instrument was acknowledged before me on this 22nd day of NOVEMBER, 1999  
by PEGGIE P. ECCLES, TRUSTEE



*Ann Croudy*

Notary Public for Oregon

My commission expires: 6-20-00

State of Oregon, County of Klamath  
Recorded 12/01/99, at 3:28 p. m.  
In Vol. M99 Page 47452  
Linda Smith,  
County Clerk      Fee \$ 35.00