



After recording return to:

Jim M. Fagundes
3014 South Parkwood Street
Visalia, CA 93277

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

Jim M. Fagundes
3014 South Parkwood Street
Visalia, CA 93277

Escrow No. K54837B

Title No. K54837B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M99 Page 47605

State of Oregon, County of Klamath
Recorded 12/02/99, at 2:54 p.m.
In Vol. M99 Page 47605
Linda Smith,
County Clerk Fee \$ 30.00

STATUTORY WARRANTY DEED

Hellen Amero, an estate in fee simple, Grantor, conveys and warrants to Jim M. Fagundes and Shirley A. Fagundes, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 30 in Block 5, OREGON SHORES SUBDIVISION - TRACT 1053, 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 \$5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of Nov., 1999.

Hellen Amero

Hellen Amero

STATE OF WASHINGTON
County of KING

} ss.

This instrument was acknowledged before me on this 9th day of Nov., 1999
by SANDY YANG HELLEN AMERO

SANDY YANG

Sandy Yang
Notary Public for WASHINGTON

My commission expires: 06/09/00

K30-