



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050106

AFTER RECORDING RETURN TO:

ADAM V. ANGULO

CEDAR C. ANGULO

P.O. Box 396

Kene, OR 97621

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

aa CYNTHIA A. GALLAGHER, hereinafter called GRANTOR(S), convey(s) and warrants to ADAM V. ANGULO, a single person and CEDAR C. ANGULO, a single person, not as tenants in common but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 12 in Block 63 of LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-198A, Tax Lot 5800

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$42,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of November, 1999.

Cynthia A. Gallagher
CYNTHIA A. GALLAGHER

STATE OF OREGON, County of Klamath)ss.

On November 29th, 1999, appeared Cynthia A. Gallagher, and acknowledged the foregoing to be her voluntary act and deed.

Before me: *Pam Barnett*

Notary Public for Oregon

My Commission Expires: Aug. 24, 2001



State of Oregon, County of Klamath
Recorded 12/04/99, at 10:22 a.m.
In Vol. M99 Page 47893
Linda Smith,
County Clerk Fee\$ 30⁰⁰