

200 JUL 21 PM 3:22

WARRANTY DEED

Vol M00 Page 26834

ANDREA D. MALLEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RICHARD S^{cott} FAIRCLO,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 3809-19CB-80014

KEY# 874563

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 280 Main Street, Klamath Falls, OR 97601

Dated this 20 day of July, 2000.

Andrea D. Mallen

STATE OF Florida

COUNTY OF Dade

SS. _____

Personally appeared the above named

Andrea D. Mallen

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Victor Luquis

Notary Public for Florida

My commission expires

10/31/03

(seal)

ESCROW NO. MT51635-KR

Return to:

Richard Scott Fairclo

280 Main Street

Klamath Falls, OR 97601

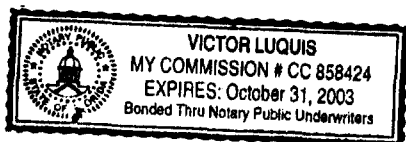


EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. B-4 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83, page 21250 and supplemented in Volume M93, page 27937, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

State of Oregon, County of Klamath
Recorded 07/21/00, at 3:29 P m.
In Vol. M00 Page 26834
Linda Smith,
County Clerk Fee\$ 26 00