



After recording return to:

Issac Lange

30244 Meadow Lark Drive

Bonanza, OR 97623

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

Issac Lange

30244 Meadow Lark Drive

Bonanza, OR 97623

Escrow No. K55968B

Title No. K55968B

THIS SPACE RESERVED FOR RECORDER'S USE

2000 SEP -5 PM 3:39

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STATUTORY WARRANTY DEED

Walter E. Wagner and Eleanor A. Wagner, husband and wife, Grantor, conveys and warrants to Issac Lange, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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 \$69,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 5 day of Sept, 2000.

Walter E. Wagner
Walter E. Wagner

Eleanor A. Wagner
Eleanor A. Wagner

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 5 day of September 2000
by Walter E. Wagner and Eleanor A. Wagner



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-6-01

EXHIBIT "A"

Lots 31, 32, and 33 in Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY
66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 09/05/00, at 3:39 p. m.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰