200 SEP 15 PH 3: 4	8
ANERIC AMERICA	† THIS SPACE RESERVED FOR RECORDER'S USE
JAN JUL	
	Vol. 1400 Pres 33959
After recording return to:	Vol. M00 Page 33333
Christine Lois Atwill	
1260 KIRR LANE	
ASHLAND, OR 97520	
Until a change is requested all tax statements	
shall be sent to the following address: Christine Lois Atwill	1'
Same as above	
1	.i
Escrow No. K55976P	
Title No. K-55976	
	·
STATUTORY	Y WARRANTY DEED
51211 C 1 O K	WINCHINI DEED
Brenda Maxine Ovgard, now known as Brend	a Maxine Canoy, Russell Kent Ovgard and Karen Alexis
	ie E. Ovgard Loving Trust Dated June 28, 1996, Grantor,
	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 DISCLOSED A	S EXHIBIT "A", ATTACHED HERETO AND BY THIS
	THOUGH FULLY SET FORTH HEREIN
This property is free of liens and encumbran	ces, EXCEPT: Reservations and restrictions of record,
* • ·	those apparent upon the land, contracts and/or liens for
irrigation and/or drainage.	The state of the s
	USE OF THE PROPERTY DESCRIBED IN THIS ICABLE LAND USE LAWS AND REGULATIONS,
	NSTRUMENT, THE PERSON ACQUIRING FEE TITLE
	WITH THE APPROPRIATE CITY OR COUNTY
	PPROVED USES AND TO DETERMINE ANY LIMITS
ON LAWSUITS AGAINST FARMING OR F	FOREST PRACTICES AS DEFINED IN ORS 30.930.
The true consideration for this conveyance is S	\$55,900,00 (Here comply with the requirements of OPS 03,030)
0 1	(Tele comply with the requirements of OKS 93.030)
Dated this /4 day of ptenkels	
Truso Ofa to DE Successor Truste	Bunda Maxine Organd, successor tru
Russell Kent Ovgard, Successor Trustee	
Russell Rein Ovgatu, Successor Trusice	Brenda Maxine Ovgard, Successor Trustee
	_ rka Brenda Mastine (anor, successor
Karen Alexis Byers, Successor Trustee	Now known as Brenda Maxine Canoy,
•	Successor Trustee
STATE OF OREGON	
County of Klamath } ss.	
	fore me on this day of <u>September</u> , <u>2000</u>
	rd, now known as Brenda Maxine Canoy, and Karen larjorie E. Ovgard Loving Trust Dated June 28, 1996
and any amendments thereto	tarjone D. Ovgara Loving Trust Dated Julie 28, 1990
·	Notary Public for Oregon
	riolary rubile for Oregon

My commission expires: _

Pg1 of 3



After recording return to:

Christine Lois Atwill

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

Escrow No. K55976P

Title No. K-55976

t	THIS SPACE RESERVED FOR RECORDER'S USE
	33960
	Pg 2 of 3
1	,
	,i

STATUTORY WARRANTY DEED

Brenda Maxine Ovgard, now known as Brenda Maxine Canoy, Russell Kent Ovgard and Karen Alexis Byers, as Successor Trustees Under the Marjorie E. Ovgard Loving Trust Dated June 28, 1996, Grantor, conveys and warrants to Christine Lois Atwill, 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 DISCLOSED AS 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 \$55,900.00 (Here comply with the requirements of ORS 93.030)

STATE OF OREGON
County of Klamath } ss

This instrument was acknowledged before me on this day of September, 2000 by Russel Kent Ovgard, Brenda Maxine Ovgard, now known as Brenda Maxine Canoy, and Karen Alexis Byers, Successor Trustees Under the Marjorie E. Ovgard Loving Trust Dated June 28, 1996 and any amendments thereto

OFFICIAL SEAL
CRYSTAL A MOON
NOTARY PUBLIC-OREGON
COMMISSION NO. 337468
MY COMMISSION EXPIRES AUG. 14, 2004

Notary Public for Oregon

My commission expires: hyst 14, 2004

EXHIBIT "A"

PARCEL 1:

Lot 14 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon;

ALSO – Situated in the City of Klamath Falls, Klamath County, Oregon: Beginning at the Southeast corner of Lot 14, Block 13, FAIRVIEW ADDITION; Thence North fifty feet; thence East forty-four feet; thence South fifty feet; thence West forty-four feet to the point of beginning.

PARCEL 2:

Lot 15 Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, and a parcel described as: Beginning at the SE corner of Lot 15, Block 13, FAIRVIEW ADDITION, thence N. 50 feet; thence E. 44 feet, thence S. 50 feet; thence W. 44 feet to the point of beginning according to the duly recorded plat on file in the office of the County Clerk, Klamath County, Oregon; being in the NW ¼ of the SE ¼ of Section 29 Township 38 S., R. 9 E.W. M.

State of Oregon, County of Klamath Recorded 09/15/00, at <u>3.48 f</u>m. In Vol. M00 Page <u>33959</u> Linda Smith, County Clerk Fee\$ <u>3109</u>

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