

200 OCT -2 PM 2:22



After recording return to:

Phil Kippen

6917 Preston Fall-City Rd. SE

Issaquah, WA 98027

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

Phil Kippen

6917 Preston Fall-City Rd. SE

Issaquah, WA 98027

Escrow No. K56001P

Title No. K-56001

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 36098

STATUTORY WARRANTY DEED

Glenn Shadrake and Lindee A. Shadrake, Grantor, conveys and warrants to Phil Kippen and July A. Groves, not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The W 1/2 SE 1/4 NE 1/4 NE 1/4 of Section 17, Township 31 South, Range 7 East of the Willamette Meridian, 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.

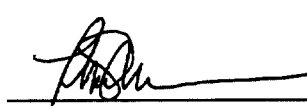
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$14,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of SEPTEMBER, 2000.



Glenn Shadrake



Lindee A. Shadrake

STATE OF OREGON

County of _____ } ss.

This instrument was acknowledged before me on this ____ day of September, 2000 by Glenn Shadrake and Lindee A. Shadrake

Notary Public for Oregon

My commission expires: _____

K26-

ACKNOWLEDGEMENT

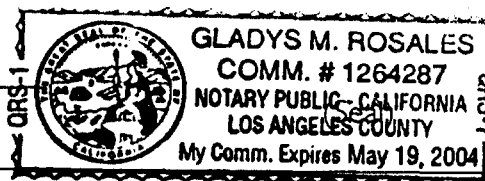
STATE OF California)
) ss.
 COUNTY OF Los Angeles)

On 9/27/00, before me, Gladys M. Rosales, personally appeared Glenn Sha brake & Lindee Sha brake personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Gladys M. Rosales
 Notary Public



This certificate must be attached to:

Title or type of document:

Statutory Warranty Deed

Number of pages:

1

Date of document:

9/27/00

Signer(s) other than named above:

(2)

State of Oregon, County of Klamath
 Recorded 10/02/00, at 2:22 p. m.
 In Vol. M00 Page 36098
Linda Smith,
 County Clerk Fee \$ 26.00