



After recording return to:

Eric Rose

201 Jefferson Street

Klamath Falls, OR 97601

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

Eric Rose

201 Jefferson Street

Klamath Falls, OR 97601

Escrow No. K56507S

Title No. K56507S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 02/13/01, at 3:41 p. m.

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Linda Smith,

County Clerk Fee \$ 26⁰⁰

2001 FEB 13 PM 3:41

STATUTORY WARRANTY DEED

Mark S. Lundquist and Cindy A. Lundquist, as tenants by the entirety; Grantor, conveys and warrants to Eric A. Rose and Jennifer M. Rose, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:


See Exhibit "A"


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 \$109,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 12th day of February, 2001.


Mark S. Lundquist

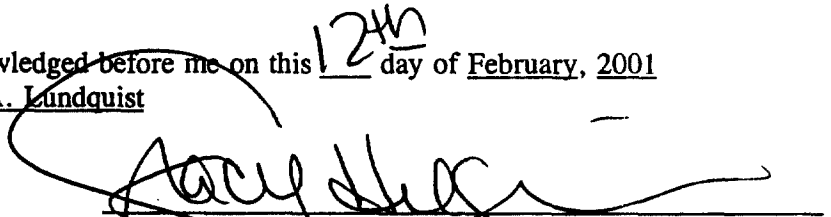

Cindy A. Lundquist

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 12th day of February, 2001 by Mark S. Lundquist and Cindy A. Lundquist


Notary Public for Oregon
My commission expires 8-2-03



cc
K26-

1 of 2

Exhibit A

Parcel 1: A portion of Lot 5, Block 16, Ewauna Heights Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows:

The Southeasterly 60 feet of Lot 5, being the portion of said Lot 5 lying Southeasterly of a line drawn 50 feet Southeasterly of and parallel to the Northwesternly line of said Lot 5.

Parcel 2: A portion of Lot 4, Block 16, Ewauna Heights Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 16, Ewauna Heights Addition, Klamath Falls, Oregon; thence Northwesternly along the Westerly line of said Lot 4, 110 feet to the Southerly line of said alley in Block 16, thence Northeasterly along the Southerly line of said alley, 15 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 37 feet; thence Northeasterly parallel to the Southerly line of said Lot 4, 3 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4; thence Southwesterly along the southerly line of said Lot 4, 18 feet to the point of beginning.