



After recording return to:

Kenneth Edwards
P.O. Box 1018
Laytonville, CA 95454

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

Kenneth Edwards
P.O. Box 1018
Laytonville, CA 95454

Escrow No. K56523B
Title No. K56523B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 6440

State of Oregon, County of Klamath
Recorded 02/16/01, at 2:55p m.
In Vol. M01 Page 6440
Linda Smith,
County Clerk Fee\$ 21⁰⁰

2001 FEB 16 PM 2:55

STATUTORY WARRANTY DEED

Maryann Presti, an estate in fee simple, Grantor, conveys and warrants to Kenneth Edwards and Roseann Edwards, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

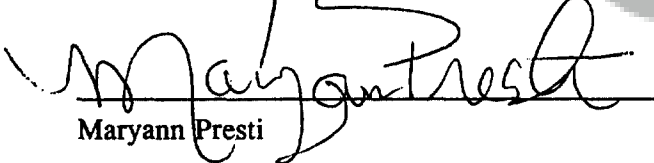
Lot 16 Block 65 in KLAMATH FALLS FOREST ESTATES, Highway 66 Unit Plat No. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 AND THAT CERTAIN TRUST DEED DATED OCTOBER 16, 1998 RECORDED OCTOBER 30, 1998 IN VOLUME M98 PAGE 39782, MORTGAGE RECORDS OF KLAMATH COUNTY WHICH THE BUYER HEREIN IS AGREEING TO ASSUME AS A LIABILITY.

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 \$13,000.00 (Here comply with the requirements of ORS 93.030)

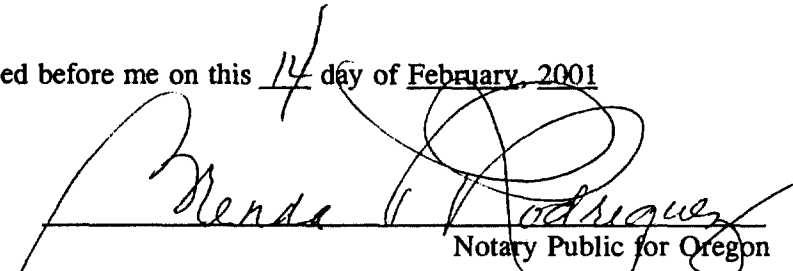
Dated this 14 day of February, 2001.


Maryann Presti

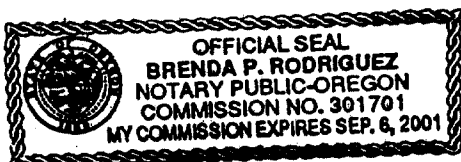
STATE OF OREGON
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 14 day of February, 2001
by Maryann Presti


Notary Public for Oregon

My commission expires: 9-6-01



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K21-