

MAR 19 2001 11:26 AM

MT53410-KR
WARRANTY DEED

Vol MQ1 Page 10868

SCOTT C. CLAUS and YVONNE CLAUS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
IRENE V. WAGNER, TRUSTEE OF THE MARGARET A. HOWARD LIVING TRUST ESTABLISHED
UNDER AGREEMENT DATED DECEMBER 13, 2000.,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 5 IN BLOCK 14 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

R574239

3909-014CA-04400

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 102,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5000 Laurelwood, Klamath Falls, OR 97603

Dated this 16th day of March, 2001.

(X) see attached page
SCOTT C. CLAUS

(i) Yvonne Claus
YVONNE CLAUS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 16, 2001 by SCOTT (X)
& YVONNE CLAUS.



(Notary Public for Oregon)

mission expires

11/16/2003

ESCROW NO. MT53410-KR

Return to:

MARGARET A. HOWARD LIVING TRUST
5000 Laurelwood
Klamath Falls, OR 97603

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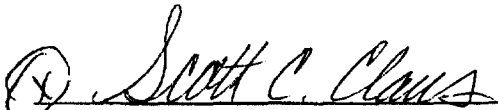
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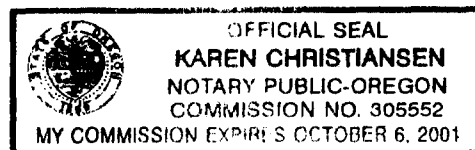
Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ,

Dated this 15 day of MARCH, 2001.



 SCOTT C. CLAUS

YVONNE CLAUS

State of Oregon
 County of KLAMATH



This instrument was acknowledged before me on March 15, 2001 by SCOTT
 C. CLAUS ~~AND YVONNE CLAUS~~. *kl*


 (Notary Public for Oregon)

My commission expires October 6, 2001

ESCROW NO. MT53410-KR

Return to:
 MARGARET A. HOWARD LIVING TRUST

State of Oregon, County of Klamath
 Recorded 03/19/01, at 11:20a.m.
 In Vol. M01 Page 10868
 Linda Smith,
 County Clerk Fee\$ 26⁰⁰