

01 APR 23 PM 3:25



After recording return to:

Rollie & Fran Knaggs
4942 Villa Drive
Klamath Falls, OR 97603

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

SAME AS ABOVE

Escrow No. K56892S
Title No. K56892S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 17934

State of Oregon, County of Klamath
Recorded 04/23/01, at 3:25 p.m.
In Vol. M01 Page 17934
Linda Smith,
County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

Klamath First Federal Savings And Loan Association, Grantor, conveys and warrants to Rollie H. Knaggs and Fran A. Knaggs, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 30 Block 13, Tract 1170, THIRD ADDITION TO THE MEADOWS, 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.

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 \$95,000.00 (Here comply with the requirements of ORS 93.030)

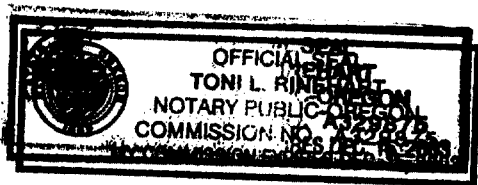
Dated this 23RD day of APRIL, 2001.

Klamath First Federal Savings & Loan Association

By: [Signature]
Gerald A. Page, Vice President

STATE OF OREGON
County of KLAMATH } ss.

This instrument was acknowledged before me on this ____ day of April, 2001
by Gerald A. Page as Vice President of Klamath First Federal Savings And Loan Association



[Signature]
Notary Public for Oregon

My commission expires: 12-15-03