

01 MAY 10 PM 3:34



After recording return to:

Grant Fall

14218 59th SW

Edmonds, WA 98026

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

Grant Fall

14218 59th SW

Edmonds, WA 98026

Escrow No. K56685S

Title No. K56685-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/10/01, at 3:34 pm.

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Linda Smith,

County Clerk Fee \$ 21.00

### STATUTORY WARRANTY DEED

Le Claire R. Angus and Aileen Z. Angus, Trustees of The Le Claire & Aileen Angus Trust, Per Agreement Dated June 13, 1997, Grantor, conveys and warrants to Grant Fall and Margaret Fall, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 30-99 filed in the office of the County Clerk of Klamath County, Oregon, located in NW1/4 SE1/4 of Section 31, Township 37 South, Range 9 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 \$74,600.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of May, 2001.

The Le Claire & Aileen Angus Trust

By: Le Claire R. Angus  
Le Claire R. Angus, Trustee

By: Aileen Z. Angus  
Aileen Z. Angus, Trustee

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 17th day of May, 2001  
by Le Claire R. Angus and Aileen Z. Angus as Trustees of the Le Claire and Aileen Angus Trust,  
Per Agreement Dated June 13, 1997



Stacy Hilferty  
Notary Public for Oregon  
My commission expires: 8-2-03

K21-