

01 SEP 25 PM 3:44

SEP-11-2001 11:07AM FROM-FATCO Klamath Falls

+5418828115

T-970 P.011/029 F-992



After recording return to:

Ronald K. Lancaster

310 Lewis Street

Klamath Falls, OR 97601

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

Ronald K. Lancaster

310 Lewis Street

Klamath Falls, OR 97601

Escrow No. K57550S

Title No. K57550-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 48943

State of Oregon, County of Klamath

Recorded 09/25/01 at 3:44 p.m.

In Vol. M01 Page 48943

Linda Smith,

County Clerk Fee\$ 41.00

STATUTORY WARRANTY DEED

Grant and Carole Thacker as trustees of Grant and Carole US Trust, Grantor, conveys and warrants to Ronald K. Lancaster and Patricia A. Lancaster, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 in Block 7 Lakeside 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.

This property is free of liens and encumbrances, EXCEPT: Subject to a Trust Deed recorded M00 page 34398 in favor of Klamath First Federal Savings and Loan Association and 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 \$63,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of SEPT., 2001.

The Grant & Carole US Trust

By: [Signature]

Grant Thacker, Trustee

By: [Signature]

Carole Thacker, Trustee

STATE OF OREGON

County of Klamath

PROVINCE OF BRITISH COLUMBIA }
ss. COUNTY OF KAMATHIA

This instrument was acknowledged before me on this 20th day of September, 2001
by Grant Thacker and Carole Thacker, Trustees of Grant and Carole US Trust

[Signature]

Notary Public for Oregon

British Columbia

My commission expires: _____

PERMANENT COMMISSION

JOANNE L. JOHNSON, Notary Public

480-11th Avenue

Campbell River BC V9W 4G3

PH: (250) 286-3636

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