

01 NOV 8 PM 3:20



After recording return to:

Mike Fenters

2807 Patterson Street

Klamath Falls, OR 97603

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

Mike Fenters

2807 Patterson Street

Klamath Falls, OR 97603

Escrow No. K57839S

Title No. K57839-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M01 Page 57523

State of Oregon, County of Klamath

Recorded 11/08/01 3:20 p.m.

In Vol. M01 Page 57523

Linda Smith,

County Clerk Fee\$ 21⁰⁰

STATUTORY WARRANTY DEED

George W. Reagan and Caludia C. Reagan, as tenants by the entirety; Grantor, conveys and warrants to ~~Mike Fenters and Kathy Fenters~~, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:
**Michael Darren Fenters and Kathy Dianne Fenters

Beginning at an iron pin which lies North 89°06' East a distance of 30 feet and South 0°54' East along the East right of way line of Patterson Street a distance of 400 feet from the iron axle which marks the Northwest corner of the SE 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing South 0°54' East along the East right of way line of Patterson Street a distance of 200 feet to an iron pin; thence North 89°06' East a distance of 420 feet to an iron pin; thence North 0°54' West a distance of 200 feet to an iron pin; thence South 89°06' West a distance of 420 feet, more or less, to the point of beginning, in the SE 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

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 \$129,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 7 day of November, 2001.

George W. Reagan

Claudia C. Reagan
Claudia C. Reagan

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 7th day of November, 2001
by George W. Reagan and Claudia C. Reagan



Michelle N. Reagan
Notary Public for Oregon

My commission expires: 04-22-2002