

after recording return to:

Matt Fawcett
916 W 10th St. OC
McAford, OR 97501

'01 DEC 12 AM 11:49

WARRANTY DEED

Warren L. Hanlin, Robert M. Hanlin and Pauline Hanlin Reidel, Grantors, convey and warrant to Matthew G. Fawcett, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 2, Block 9 of Fox Hollow Subdivision, in the County of Klamath, State of Oregon

State of Oregon, County of Klamath
Recorded 12/12/01 11:49 a. m.
Vol M01, Pg 63556-61
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 6


SUBJECT TO:

See Exhibit A

The true consideration for this conveyance is the sum of \$2,500.00, which is the whole consideration.

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.


Dated this 6 day of Sept., 2001.



Warren L. Hanlin

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared the above-named Warren L. Hanlin and acknowledged the foregoing to be his voluntary act and deed.

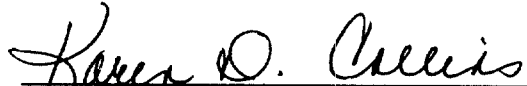



Notary Public for Oregon
My Commission Expires: 7-22-02


Robert M. Hanlin

STATE OF OREGON)
) ss.
County of JOSEPHINE)

Personally appeared the above-named Robert M. Hanlin and acknowledged the foregoing to be his voluntary act and deed.


Notary Public for Oregon 6
My Commission Expires: 9-22-2002


Pauline Hanlin Reidel

STATE OF _____)
) ss.
County of _____)

Personally appeared the above-named Pauline Hanlin Reidel and acknowledged the foregoing to be her voluntary act and deed.

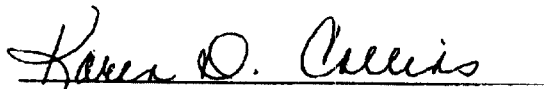
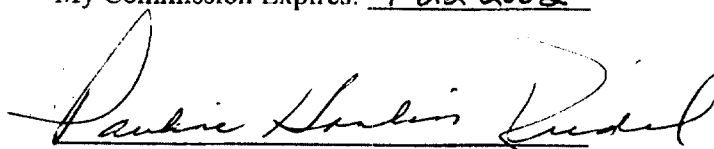
Notary Public for _____
My Commission Expires: _____

63558


Robert M. Hanlin


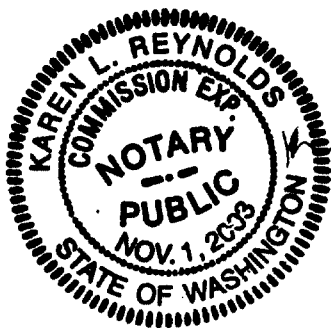
STATE OF OREGON)
) ss.
County of JOSEPHINE)

Personally appeared the above-named Robert M. Hanlin and acknowledged the foregoing to be his voluntary act and deed.


Notary Public for Oregon 6
My Commission Expires: 9-22-2002
Pauline Hanlin Reidel

STATE OF Washington)
) ss.
County of Thurston)

Personally appeared the above-named Pauline Hanlin Reidel and acknowledged the foregoing to be her voluntary act and deed.


Notary Public for The State of Washington
My Commission Expires: 11/1/03

63559

SPECIAL EXCEPTIONS:

1. 2001-2002 Real Property Taxes, a lien in an amount to be determined, but not yet payable.
2. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
3. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Fox Hollow
As follows: "...building set back lines of 20 feet along all streets, 5 feet along all side lot lines and a 10 foot easement along the back of all lots, with right of ingress and egress, for present and future public utilities."
4. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: December 17, 1964
Book: 358
Page: 262

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

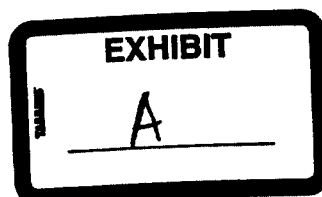
Note 1: Real Property Taxes paid in full for the year 2000-2001

Original Amount: \$33.01
Levy Code: 008
Map No.: R-3606-014CC-07600-000
Key No.: R316982
Affects: Lot 2

Note 2: Real Property Taxes paid in full for the year 2000-2001

Original Amount: \$33.01
Levy Code: 008
Map No.: R-3606-014CC-07700-000
Key No.: R316991
Affects: Lot 3

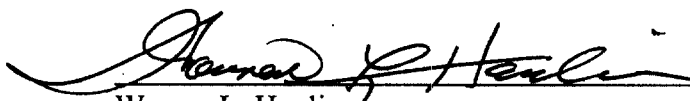
Note 3: We find no unsatisfied judgments, state or federal tax liens against MATT FAWCETT.



AFFIDAVIT OF HEIRSHIP

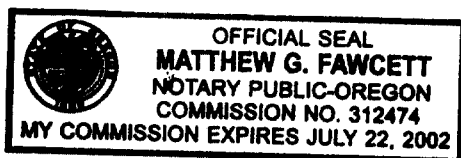
We, undersigned three persons, are the only three natural children of Paul M. Hanlin and Georgia Hanlin. Both of them have been deceased for some time, and we are the only heirs to the estate of Paul M. Hanlin and Georgia Hanlin. We are not aware of any other heirs, devisees or persons entitled to an interest in either of their estates or in Lot 2, Block 9 of Fox Hollow Subdivision.

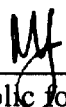
Further affiants sayeth not.


Warren L. Hanlin

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared the above-named Warren L. Hanlin and acknowledged the foregoing to be his voluntary act and deed.





Notary Public for Oregon _____
My Commission Expires: 7-22-02

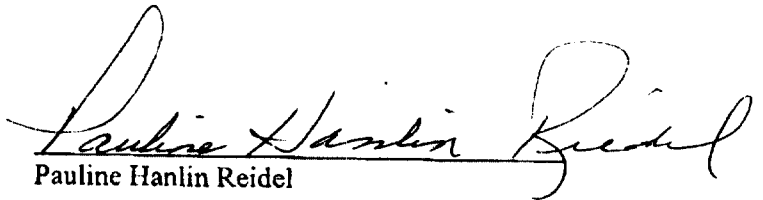

Robert M. Hanlin

STATE OF OREGON)
) ss.
County of JOSEPHINE)

Personally appeared the above-named Robert M. Hanlin and acknowledged the foregoing to be his voluntary act and deed.

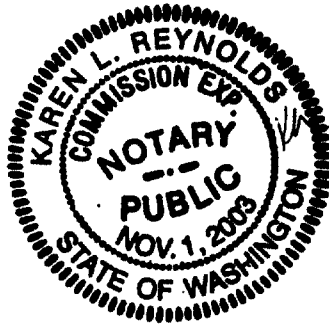

Notary Public for Oregon _____
My Commission Expires: 9-22-2002


63561


Pauline Hanlin Reidel

STATE OF WASHINGTON)
County of Thurston) ss.

Personally appeared the above-named Pauline Hanlin Reidel and acknowledged the foregoing to be her voluntary act and deed.




Notary Public for Washington
My Commission Expires: 11/1/08

after recording return to:

Matt Fawcett
916 W 10th St.
Medford, OR 97501