

'01 DEC 13 PM3:32

mtc 55725-TM
WARRANTY DEED

Vol M01 Page 63821

VIRGINIA RUTH MCGAUGHEY AS TRUSTEE OF THE E & V MCGAUGHEY FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SAYSAMONE VANNARATH,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 10 in Block 14 of DIXON 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.

ACCT#3809-028DC-08700

KEY#375686

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 131 NORTH WENDLING STREET, KLAMATH FALLS, OR 97601

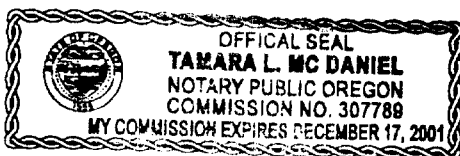
Dated this 12 day of December, 2001

THE E & V MCGAUGHEY FAMILY TRUST

BY: Virginia Ruth McGaughey, Trustee
VIRGINIA RUTH MCGAUGHEY, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 12, 2001 by
VIRGINIA RUTH MCGAUGHEY AS TRUSTEE OF THE E & V MCGAUGHEY FAMILY TRUST.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT55725-TM

Return to:

SAYSAMONE VANNARATH
131 NORTH WENDLING STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 12/13/01 3:32 p. m.
Vol M01, Pg 63821
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1