

01 DEC 27 AM 11:15



After recording return to:
James O'Connor

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

Escrow No. K58110S
Title No. K58110-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 66252

State of Oregon, County of Klamath
Recorded 12/27/01, at 11:15 A m
in Vol. M01 Page 66252
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Juanita S. Fairclo, Grantor, conveys and warrants to James O'Connor and Rhonda O'Connor, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

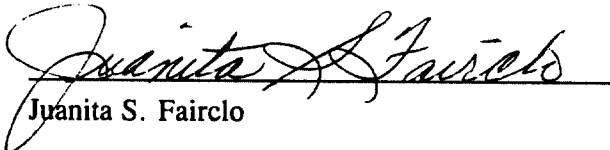
See Attached Exhibit "A" Legal Description

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 \$125,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of December, 2001

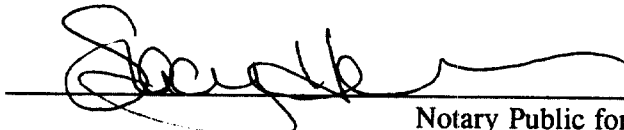

Juanita S. Fairclo

STATE OF OREGON
County of Klamath

} ss.

This instrument was acknowledged before me on this 20 day of December, 2001
by Juanita S. Fairclo




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

K26

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Commencing at the Northeast corner of Lot 1, Block 7, Riverside Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof; thence North 21° East to the Westerly line of the right of way of the Keno Canal, Klamath Project; thence Southeasterly along said right of way line to its intersection with the North end line of Canal Street of said Riverside Addition; thence Westerly along said line to the Northwest corner of said Canal Street; thence Southerly along the Westerly line of said Canal Street to its intersection with the Northerly line of Grant Avenue; thence Westerly along the said Northerly line of Grant Avenue to its intersection with the Easterly line of Lippincott Avenue; thence North 21° East 25 feet to the Northeast corner of said Lippincott Avenue; thence North 69° West along the Northerly end line of said Lippincott Avenue to the Northwest corner of said Avenue, being the place of beginning. Said Parcel being a portion of Lot 1, Section 32, Township 38 South, Range 9 East of the Willamette Meridian.