

02 JAN 8 AM 11:03



After recording return to:

Allen Moates  
7100 Hwy 97 South  
Klamath Falls, OR 97602

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

Allen Moates  
7100 Hwy 97 South  
Klamath Falls, OR 97602

Escrow No. K58149S

Title No. K58149-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath  
Recorded 01/08/2002 11:03 a. m.  
Vol M02, Pg 1063  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

Carl L. Biggs, Edward R. Biggs, not as tenants in common but with the rights of survivorship, Grantor,  
conveys and warrants to Allen Moates, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 2 of TRACT 1181, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Including a 1981 MH, Plate # X170507

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 \$21,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of January, 2002

Carl L. Biggs by Edward R. Biggs Edward R. Biggs  
Carl L. Biggs by Edward R. Biggs *acting as agent* Edward R. Biggs

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 4th day of January, 2002  
by Edward R. Biggs



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

K21