

'02 FEB 12 PM2:04

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After Recording Return to:  
**LECLAIRE R. ANGUS and AILEENE Z. ANGUS**  
 311 McCourt Street  
 Klamath Falls, OR 97601  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**LECLAIRE R. ANGUS and AILEENE Z. ANGUS**  
 311 McCourt Street  
 Klamath Falls, OR 97601

State of Oregon, County of Klamath  
 Recorded 02/12/2002 2:04 p.m.  
 Vol M02, Pg 8536  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
 (INDIVIDUAL)

**MARK D. MEHRINGER and DIXIE MEHRINGER**, herein called grantor, convey(s) to **LECLAIRE R. ANGUS and AILEENE Z. ANGUS**, <sup>Trustees of the Le Claire R. Angus and Aileen Z. Angus Trust</sup> ~~husband and wife~~ all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 10, Block 9, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS**, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$76,900.00**.  
 (here comply with the requirements of ORS 93.930)

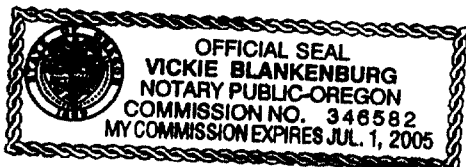
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated February 8, 2002

Mark D. Mehringer  
**MARK D. MEHRINGER**  
Dixie Mehringer  
**DIXIE MEHRINGER**

STATE OF OREGON, County of Klamath) ss.

On February 8, 2002 personally appeared the above named **MARK D. MEHRINGER and DIXIE MEHRINGER** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:  
Vickie Blankenburg  
 Notary Public for Oregon  
 My commission expires: 7/01/05

This Document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
 525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00054350

21-A