



After recording return to:

Lucas J. Frederickson  
5623 Liberty Avenue  
Klamath Falls, OR 97603

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

Lucas J. Frederickson  
5623 Liberty Avenue  
Klamath Falls, OR 97603

Escrow No. K58263S

Title No. K58263-S

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/20/2002 3:23 p. m.

Vol M02, Pg 10311

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 FEB 20 PM3:23

### STATUTORY WARRANTY DEED

Margerita A. Fagen, as to an undivided 1/2 interest; and Rosemary Ternes, as to an undivided 1/2 interest, Grantor, conveys and warrants to Lucas J. Frederickson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 in Block 2, Tract No. 1096, Americana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$103,093.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of February, 2002.

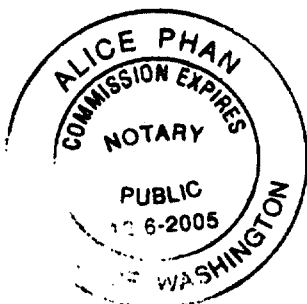
Margerita A. Fagen  
 Margerita A. Fagen

Rosemary Ternes  
 Rosemary Ternes

STATE OF Washington

County of Snohomish } ss.

This instrument was acknowledged before me on this 16 day of February, 2002 by Margerita A. Fagen and Rosemary Ternes



Alice Phan  
 Notary Public for Oregon  
 My commission expires: 12/6/05 washington