



After recording return to:

Camilla M. Mendonca

40 N. Laguna Street
Klamath Falls, OR 97601

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

Camilla M. Mendonca

at SAME

Escrow No. K58521S

Title No. K58521-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 06/28/2002 3:20 p m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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STATUTORY WARRANTY DEED

Francis V. Rudd and Ann F. Rudd, Trustees of the Rudd Family Trust Revocable Living Trust Agreement, Grantor, conveys and warrants to Camilla M. Mendonca, 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 \$289,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of June, 2002.

The Rudd Family Trust

By: [Signature]
Francis V. Rudd, Trustee

By: [Signature]
Ann F. Rudd, Trustee

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 28 day of June, 2002
by Francis V. Rudd and Ann F. Rudd, Trustees of the Rudd Family Trust Revocable Living Trust Agreement



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

K26

37544

DESCRIPTION

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

Lots 1, 2, 3, 4 and 5 in Block 4 of The Terraces, an Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with the Easterly half of vacated Mesa Street and adjacent thereto.

TOGETHER with the portion of the Westerly half of vacated Mesa Street, more particularly described as follows: Beginning at an iron pin at the intersection of the centerline of vacated Mesa Street and the South line, extended, of Lot 5 Block 4 of The Terraces, which said pin is at the point on said centerline from which the Southwest corner of said Lot 5 bears South 89°23'55" East 21.53 feet distance; thence North 89°23'55" West along the South line of said Lot 5, as extended, 19.0 feet to an iron pin; thence North 18°43' West along an existing fence 73.8 feet to a point; thence South 89°21'50" East 15.8 feet to an iron pin on the centerline of vacated Mesa Street; thence South 21°01'40" East along the centerline of vacated Mesa Street 74.9 feet, more or less, to the point of beginning.