



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

~~XXXXXXXXXX~~ Elves Fredrickson  
~~XXXXXXXXXX~~ 1027 Lakeshore  
~~XXXXXXXXXX~~ K Falls, OR 97601

State of Oregon, County of Klamath

Recorded 07/15/2002 2:42 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

~~XXXXXXXXXX~~ SMB  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

Escrow No. K58850S

Title No. K58850-S

'02 JUL 15 PM2:42

### STATUTORY WARRANTY DEED

Shirlee A. Lugas, Grantor, conveys and warrants to Elives Fredrickson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 of Lakeshore Gardens, 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 \$153,985.00 (Here comply with the requirements of ORS 93.030)

Dated this 15th day of July, 2002

Shirlee A. Lugas  
Shirlee A. Lugas

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 15 day of July, 2002  
by Shirlee A. Lugas



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

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