

02 JUL 31 AM 11:13

ASPEN 55502

Vol M02 Page 43236

After Recording Return to:
BARBARA J. JONES
6449 REDDING ST.
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 07/31/2002 11:13 a. m.
Vol M02, Pg 43236-53
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the following address:
BARBARA J. JONES
Same as above

WARRANTY DEED
(INDIVIDUAL)

ANGEL MT LLC, herein called grantor, convey(s) to BARBARA J. JONES, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$26,000.00.**
(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 July 30, 2002

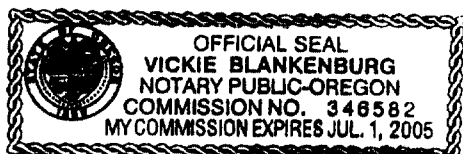
ANGEL MT LLC

By: [Signature] Member

By: [Signature] Member

STATE OF OREGON, County of Klamath) ss.

On July 30, 2002 personally appeared the above named Arthur B. Mice and Donald R. Mice, members of ANGEL MT LLC 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.: 00055502

Exhibit A

A portion of Lots 5 and 6, Block 26, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

All that portion of Block 26 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, lying South of the following described line:

Commencing at the intersection of the centerlines of Shelley Street and Johnson Street; thence Southerly 952.78 feet, along the centerline of Johnson Street; thence Westerly 115.00 feet at right angles to Johnson Street, to a 1/2" rebar, said point being the true point of beginning; thence continuing on said line 105.30 feet to a 1/2" rebar on the West line of Block 26.

Unofficial
Copy