



THIS SPACE RESERVED FOR RECORDER'S USE
MTZ 57907-MS

Vol M02 Page 48673

After recording return to:
MARCUS HENDERSON
124 JEFFERSON STREET
KLAMATH FALLS, OR 97601

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

MARCUS HENDERSON
124 JEFFERSON STREET
KLAMATH FALLS, OR 97601

Escrow No. MT57907-MS
Title No. _____

State of Oregon, County of Klamath
Recorded 08/28/2002 10:54 a. m.
Vol M02, Pg 48673
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'07 AUG 28 AM 10:54

WARRANTY DEED

MATTHEW P. ANDREWS and LEIGH A. ANDREWS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARCUS HENDERSON and TRANG NGUYEN, with the rights of survivorship
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lots 7 and 8 in Block 10, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

3809-032BD-04000-000 474800

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 137,000.00.

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.

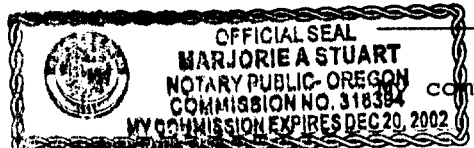
Dated this 27th day of August, 2002

MATTHEW P. ANDREWS

LEIGH A. ANDREWS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 27 2002 by
MATTHEW P. ANDREWS AND LEIGH A. ANDREWS.



(Notary Public for Oregon)
commission expires 12-20-02