

02 NOV 12 AM 10:28



After recording return to:
William Scanlon

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

Escrow No. K59654S
Title No. K59654-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 65031

State of Oregon, County of Klamath
Recorded 11/12/2002 10:28 a.m.
Vol M02, Pg 65031
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Trustee of the Edna L. Gavin Family Trust Agreement dated 12/10/91, as to an undivided 1/2 interest and Sandra M. Helgersen, as to an undivided 1/2 interest, Grantor, conveys and warrants to William Scanlon and Diane Scanlon, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 46 in Block 20 of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, 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 \$37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of November, 2002

The Edna L. Gavin Family Trust Agreement

BY: Sandra M. Helgersen
Trustee

Sandra M. Helgersen
Sandra M. Helgersen

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 8 day of November, 2002
by Sandy Helgersen



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

Kal.