



After recording return to:

Matthew A. Hall
10713 Vincent Drive
Klamath Falls, OR 97603

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

Matthew A. Hall
10713 Vincent Drive
Klamath Falls, OR 97603

Escrow No. K59520S

Title No. K59520-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 71416

State of Oregon, County of Klamath

Recorded 12/09/2002 3:08 P. m.

Vol M02, Pg 71416

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Keith M. Larson, Grantor, conveys and warrants to Matthew A. Hall, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10713, Tract 1365-Falcon Heights Condominiums Stage 2, 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 \$66,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of December, 2002

Keith M. Larson

Keith M. Larson

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 5th day of December, 2002
 by Keith M. Larson

[Signature]
 Notary Public for Oregon

My commission expires: 8/2003

