



After recording return to:
Mark T. Angulo and Beckle Angulo
4237 Highway 39
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Mark T. Angulo and Beckle Angulo
4237 Highway 39
Klamath Falls, OR 97603

File No.: 7021-222270 (cs)
Date: August 11, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 60608.

State of Oregon, County of Klamath
Recorded 08/19/2003 12:04 pm
Vol M03 Pg 60608-10
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

William H. Pledger and Felicia C. Pledger, Co-Trustees of the William and Felicia Pledger Revocable Trust, U/A/D 06/21/2001, Grantor, conveys and warrants to Mark T. Angulo and Beckle Angulo as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from 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.

1. **Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.**

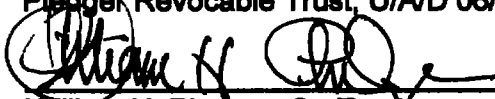
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **\$114,000.00**. (Here comply with requirements of ORS 93.030)

APN: 591112

Statutory Warranty Deed
- continuedFile No.: 7021-222270 (ca)
Date: 08/11/2003

William H. Pledger and Felicia C. Pledger,
Co-Trustees of the William and Felicia
Pledger Revocable Trust, U/A/D 06/21/2001



William H. Pledger, Co-Trustee



Felicia C. Pledger, Co-Trustee

STATE OF Oregon)
County of Deschutes) ss.

This Instrument was acknowledged before me on this 18 day of August, 2003
by as of William H. Pledger and Felicia C. Pledger, Co-Trustees of the William and Felicia Pledger
Revocable Trust, U/A/D 06/21/2001, on behalf of the .



Notary Public for

My commission expires:

9/24/03

APN: 591112

Statutory Warranty Deed
- continuedFile No.: 7021-222270 (ca)
Date: 08/11/2003**EXHIBIT A****LEGAL DESCRIPTION:**

A portion of the NW 1/4 SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the point where the North line of that certain parcel of land conveyed to R. R. Proebstel by Deed recorded in Volume 120 page 575, Klamath County Deed Records, intersects the West line of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning bears South along said Section line, 1115.6 feet from the one quarter corner on the West side of said Section 7; thence South 89°51' East along the North line of said R. R. Proebstel property a distance of 440 feet; thence North 47°18' East 150.5 feet; thence South 75°45' East 43.3 feet to the West bank of the Enterprise Irrigation District canal; thence South 38°15' East 238 feet; thence South 88°22' West 730.7 feet more or less, to the West line of said Section 7; thence North 108.2 feet, more or less to the point of beginning, being a portion of the NW 1/4 of SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, except easement on Westerly portion of said parcel for Klamath Falls-Merrill State Highway.