

03 SEP 15 PM 3:14

NJC-62312KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHAEL ANGELI

P.O. BOX 1105 5534 S. 6TH ST #176

TWIN PEAKS, CA 92391-1105 K FALLS OR 97601

State of Oregon, County of Klamath

Recorded 09/15/03 3:14 p m

Vol M03 Pg 68529

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

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

MICHAEL ANGELI

P.O. BOX 1105 5534 S. 6TH ST #176

TWIN PEAKS, CA 92391-1105 K FALLS OR 97601

Escrow No. MT62312-KR

WARRANTY DEED

HEATHER LEIGH MOORE who took title as HEATHER LEIGH SIMONSEN, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHAEL ANGELI and DIANA ANGELI, as tenants by the entirety, 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:

LEGAL DESCRIPTION

A tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 257.00 feet from the center quarter corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 227.00 feet; thence South 89° 49' 13" East 480.00 feet; thence South 00° 10' 47" West, parallel with the said Easterly right of way line, 227.00 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.

Account No.: 3910-007AO-02100-000

Key No.: 590202

590202

R-3910-007AO-02100-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$30,000.00.

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 11th day of September 2003

HEATHER LEIGH MOORE who took title as HEATHER LEIGH SIMONSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 11, 2003 by HEATHER LEIGH MOORE.



(Notary Public for Oregon)

My commission expires 11/16/2003

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